



ATC
#01039442
WARRANTY DEED

AFTER RECORDING RETURN TO:

FREDRIC S. RAMIREZ
LINDA K. RAMIREZ
1605 KANE STREET
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WILLIAM R. BROWN and JULIE A. BROWN, husband and wife
hereinafter called GRANTOR(S), convey(s) to FREDRIC S. RAMIREZ
and LINDA K. RAMIREZ, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

That portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1, in the
County of Klamath, State of Oregon, described as follows:

Beginning at a point 473.4 feet South of the Northwest corner of
said Lot 40; thence South 83.4 feet; thence East 313 feet;
thence North 83.4 feet; thence West 313 feet to the point of
beginning.

EXCEPTING THEREFROM that portion lying within the boundaires of
Kane Street.

Code 41 Map 3809-35DC TL 2200

FR. "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$73,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of February 1993.

William R. Brown
WILLIAM R. BROWN

Julie A. Brown
JULIE A. BROWN

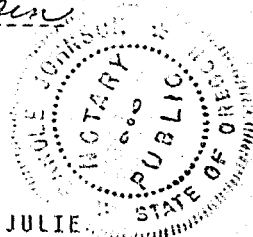
STATE OF OREGON, County of Klamath)ss.

On this 4th day of February, 1993

Personally appeared the above named WILLIAM R. BROWN and JULIE
A. BROWN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Chloe Johnson
Notary Public for Oregon

My Commission Expires: 1-15-94



1883 VOL 2892

10 36

2892

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W-103442

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Feb. A.D., 19 93 at 10:36
of Deeds

FEE \$35.00

o'clock A M., and duly recorded in Vol. 9th day
on Page 2891 M93

Evelyn Biehn County Clerk
By Pauline M. Biehn

