

NL 62344

MTC 1396-6368  
WARRANTY DEED

Vol. 193 Page 12524

KNOW ALL MEN BY THESE PRESENTS, That RICHARD LEE BROWN AND TURNSTONE, INC.,  
AN OREGON CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD LEE BROWN

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Attached Legal Description

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$101 line adjustment. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of June, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

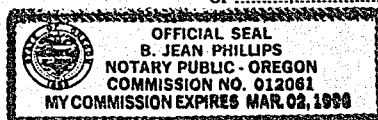
Richard Lee Brown

By- Donald J. Leggett  
Turnstone, Inc.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on June 2, 1993,  
by Richard Lee Brown

This instrument was acknowledged before me on June 2, 1993,  
by Donald J. Leggett  
as Vice President  
of Turnstone, Inc.



B. Jean Phillips  
Notary Public for Oregon  
My commission expires 3-2-96

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	Richard Lee Brown 3927 1st Street P.O. Box 662 Chiloquin, Oregon 97624
Until requested otherwise send all tax statements to (Name, Address, Zip):	Richard Lee Brown P.O. Box 662 Chiloquin, Oregon 97624

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE  
By , Deputy.

## LEGAL DESCRIPTION

A TRACT of land situated in the S1/2 S1/2 NE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 31, thence North 1320.0 feet; thence South 89 degrees 23' 26" East 1747.43 feet more or less to the Easterly right of way line of the Modoc Point Highway (State Highway 422) and being the true point of beginning of this description; thence North 05 degrees 48' 43" West 299.91 feet to a point 30.00 feet Southerly of the North line of the S1/2 NE1/4 NW1/4 of said Section 31, when measured at right angles to said line; thence South 89 degrees 19' 18" East, Parallel to said North line, 592.71 feet; thence South 05 degrees 48' 43" East 299.20 to a point on the South line of said NE1/4 NW1/4; thence North 89 degrees 23' 26" West 592.63 feet to the point of beginning, containing 4.05 acres.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 2nd day  
of June A.D., 19 93 at 9:37 o'clock A M., and duly recorded in Vol. M93,  
of Deeds on Page 12524.

Evelyn Biehn - County Clerk

By Dorlene Muelens

FEE \$35.00