

WARRANTY DEED

MTC 30044 KR

KNOW ALL MEN BY THESE PRESENTS, That

HARRY H. BROWN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DORIS L. USSELMAN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 665, Block 116, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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

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

record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said 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 \$ 21,000.00

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

In Witness Whereof, the grantor has executed this instrument this 14th day of June, 19 93, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss.June 14, 19 93

Personally appeared the above named

HARRY H. BROWN

HARRY H. BROWN

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____

_____, president, and by _____

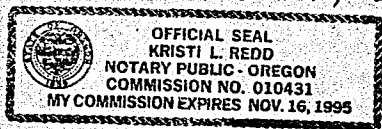
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)



HARRY H. BROWN

4430 BISBEE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

DORIS L. USSELMAN

2247 APPELEGATE

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

DORIS L. USSELMAN

2247 APPELEGATE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

DORIS L. USSELMAN

2247 APPELEGATE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of June, 19 93, at 11:06 o'clock A.M. and recorded in book M93 on page 14172 or as file/reel number 63140

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, county Clerk

Recording Officer

Pauline Mueller, Deputy

Fee \$30.00