

WARRANTY DEED
MTC 24460-MK

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE OF THE DANIEL G. BROWN TRUST U/T/A/D/ DECEMBER 20, 1990, as to an UNDIVIDED FIFTY PERCENT (50%) INTEREST and TRUSTEE OF THE *** AUSTIN L. PRESLEY and BETTY J. PRESLEY, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

***ELOUISE BROWN TRUST U/T/A/D/ DECEMBER 20, 1990, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AS TENENTS IN COMMON.

Lot 4 in Block 1 TRACT NO. 1203, COUNTRY VILLAGE, 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 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 \$ 12,000.00

~~Notwithstanding to whomsoever the above premises may hereafter be conveyed, the same shall remain subject to the provisions of the deed of trust executed by the grantor and the grantee and recorded in the office of the County Clerk of Klamath County, Oregon, on or about the date of the recording of this deed.~~

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 1 day of September, 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.
September 1, 19 93

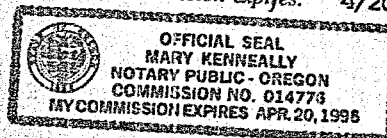
Personally appeared the above named
Elouise Brown Trustee

Daniel G. Brown, Trustee

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

Daniel G. Brown
TRUSTEE OF THE DANIEL G. BROWN TRUST
Daniel G. Brown
TRUSTEE OF THE ELOUISE BROWN TRUST

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)

Trustees of the Daniel & Elouise Brown
1380 Wild Plum Court
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
Austin L. Presley & Betty J. Presley
2828 Debbie Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
Austin L. Presley & Betty J. Presley
2828 Debbie Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Austin L. Presley & Betty J. Presley
2828 Debbie Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of Sept., 19 93, at 11:31 o'clock A. M. and recorded in book M93 on page 24846 or as filed/reel number 68691

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

09-27-93A11-31 RCVD