

75982

02-11-94P03:34 RCVD

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WARRANTY DEED

HIC 94946

MARGUERITE L. BROWN, Grantor, hereby conveys and warrants to Marguerite L. Brown, Trustee or Successor Trustee, MARGUERITE L. BROWN TRUST dated 2/10/94, Grantee, the following described real property free of encumbrances situated in Klamath County, Oregon:

Lot Seven (7), Block One (1), Jack Pine Village, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-69, Page 3870 Deed Records, State of Oregon. (Account #7650 and #2761)

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth in public record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is other than monetary.

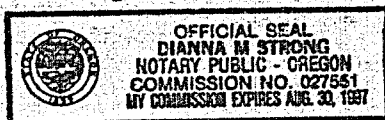
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED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

Dated February 10, 1994.

Marguerite L. Brown
MARGUERITE L. BROWN

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named MARGUERITE L. BROWN on February 10, 1994 and acknowledged the foregoing instrument to be her voluntary act and deed.



Dianna M. Strong
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-30-97

Grantor:

Marguerite L. Brown
126 Evergreen Lane
Florence, Oregon 97439

Grantee:

Marguerite L. Brown, Trustee
Marguerite L. Brown Trust
126 Evergreen Lane
Florence, Oregon 97439

Send Tax Statements to:

Marguerite L. Brown, Trustee
126 Evergreen Lane
Florence, Oregon 97439

After Recording, Return to:

Barbara Kay McCurdy, P.C.
P.O. Box 3318
Florence, Oregon 97439

STATE OF OREGON
County of Klamath ss.

Filed for record at request of:

Aspen Title co
on this 11th day of Feb A.D., 19 94
at 3:34 o'clock P M. and duly recorded
in Vol. M94 of Deeds Page 4767
Evelyn Biehn County Clerk
By Douglas M. Mulholland
Fee, \$30.00 Deputy.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect. It may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.