

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES C. BROWN and KAREN L. BROWN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANDRA S. REGINATO, an unmarried person, 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 2 in Block 3 of Tract 1126-FIRST ADDITION TO FERNDAL, 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30-930. AND TO DETERMINE ANY 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

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 \$ 87,900.00

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 28 day of April, 1994; 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.

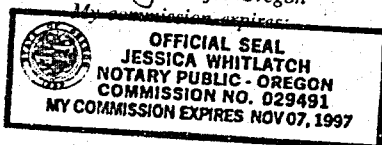
STATE OF OREGON,
County of Klamath, ss.
April 27, 1994.

Personally appeared the above named
CHARLES C. BROWN
KAREN L. BROWN

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

Before me:

Jessica Whitlatch
Notary Public for Oregon
My commission expires:



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)

CHARLES C. BROWN and KAREN L. BROWN

950 Del Fatta Ln
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

SANDRA S. REGINATO

5730 Bartlett
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

SANDRA S. REGINATO

5730 Bartlett
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Send all notices to the following address:

SANDRA S. REGINATO
5730 Bartlett
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of May, 1994, at 3:36 o'clock P M., and recorded in book M94 on page 13971 or as file/reel number 80393, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulendore Deputy

Fee \$30.00

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