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05-11-94A11:26 RCVD

WARRANTY DEED

Vol 194 Page 14869

01041694

AFTER RECORDING RETURN TO:

DAVID CASEY SUTPHIN

1809 Chinichilla Way
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWALDO E. BROWN, JR. and EILEEN C. BROWN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DAVID CASEY SUTPHIN,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....

INITIALS W.E.B.
"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$60,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of May, 1994.Waldo E. Brown, Jr.
WALDO E. BROWN, JR.Eileen C. Brown
EILEEN C. BROWN

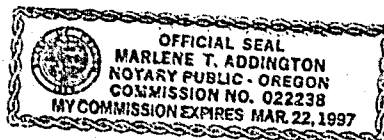
STATE OF OREGON)

County of Klamath)

) ss.

The foregoing instrument was acknowledged before me this 10th
day of May, 1994, by WALDO E. BROWN, JR. and EILEEN C. BROWN.Before me: Marlene T. Addington
Notary Public for Oregon

Commission No. _____

My Commission Expires: 3-22-97

A parcel of land situated in the S 1/2 NW 1/4 NE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northeast corner of "Second Addition to Winema Gardens" subdivision, said point being on the Southerly line of Alva Avenue and said point being North 00 degrees 47' 38" West a distance of 646.40 feet from the Southwest corner of the NW 1/4 NE 1/4 of Section 1; thence North 89 degrees 39' 15" East along the Southerly line of Alva Avenue a distance of 80.00 feet to a one-half inch iron pin; thence South 00 degrees 47' 38" East a distance of 50.00 feet to a one-half inch iron pin; thence on the arc of a curve to the left (radius is 130 feet, central angle is 27 degrees 47' 45" and long chord is 62.45 feet) a distance of 63.07 feet to a one-half inch iron pin; thence South 89 degrees 12' 22" West a distance of 95.00 feet to a one-half inch iron pin on the East line of "Second Addition to Winema Gardens"; thence North 00 degrees 47' 38" West a distance of 111.26 feet to the point of beginning.

CODE 143 MAP 3909-1AB TL 6600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of May A.D., 19 94 at 11:26 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 14869, the 11th day

FEE \$35.00

Evelyn Biehn - County Clerk

By Christine Mueseladore