

81095

05-16-94P03:40 RCVD

Vol. m94 Page 15440

 **Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

#02041603

AFTER RECORDING RETURN TO:

DONALD J. BROWN

CAROL A. BROWN

3104 Adbrook St.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JACK ARMSTRONG AND KAREN ARMSTRONG hereinafter called
GRANTOR(S), convey(s) to DONALD J. BROWN AND CAROL A. BROWN,
husband and wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Parcel 2 of Land Partition 16-92 situated in the N 1/2 NW 1/4 se
1/4 of Section 7, Township 39, South, Range 8 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-7DB TAX LOT 1801

"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
\$24,000.00.

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 16 day of MAY, 1994


JACK ARMSTRONG

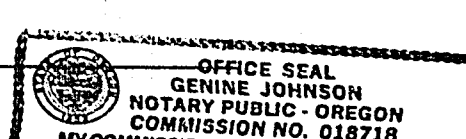

KAREN ARMSTRONG

STATE OF OREGON, County of Klamath) ss.

On this 16th day of MAY, 1994,

Personally appeared the above named JACK ARMSTRONG AND KAREN
ARMSTRONG acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: 
Notary Public for Oregon
My Commission Expires: 9/28/94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 16th day
of May A.D., 19 94 at 3:40 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 15440.

FEE \$30.00

Evelyn Biehn County Clerk
By 