



10-18-94P03:17 RCVD

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K-47064

STATUTORY WARRANTY DEED

CATHY KING, who acquired title as CATHY COGAR

conveys and warrants to JAMES D. BROWN and LOURDES C. BROWN, as tenants by the entirety, Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
A parcel of land situated in portion of Lot 18 in Block 2 of Third Addition to Altmont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Parcel 2 of Land Partition 24-94, filed June 20, 1994, in Klamath County, Oregon.

TOGETHER WITH a 30 foot wide non-exclusive private easement to provide access and public utilities, as shown on Land Partition 24-94/

This property is free of liens and encumbrances, EXCEPT: 1994-95 taxes a lien not yet payable; Reservations and restrictions as recorded May 29 1946 in Volume 190, page 9-----

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 30.930.

The true consideration for this conveyance is \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of September 19 94

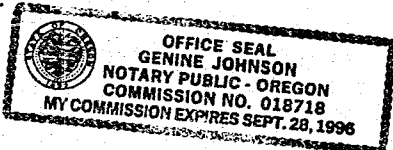
Cathy King
Cathy King

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 23 day of September, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CAROL KING

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Genine Johnson
My Commission expires 9/28/96 Notary Public for Oregon.

Title Order No. K 47064

Escrow No. 94070661

After recording return to:

James Brown

3529 Austin

Klamath Falls, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

James Brown

3529 Austin

Klamath Falls, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title co

on this 18th day of Oct A.D., 19 94

at 3:17 o'clock P M. and duly recorded in Vol. M94 of Deeds Page 32376.

Evelyn Biehn County Clerk

By Douglas J. Miller Deputy.

Fee, \$30.00