

92002

2-05-94 A09:30 RC

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Vol. m94 Page 36927

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. BROWN and GAYLE E. BROWN, husband and wife, 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 1, Block 70, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 and that 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 \$ 5,000.00

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 17th day of October, 19 94; 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 CurryOctober 17th, 19 94 ss.Personally appeared the aboves named E. L. PHILLIPSand acknowledged the foregoing instrument to be his voluntary act and deed.Before me Patricia D. O'Neil

Notary Public for Oregon

My commission expires: 2-15-98

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)

E. L. PHILLIPS

97803 CRESTLINE LOOP

BROOKINGS, OR 97415

GRANTOR'S NAME AND ADDRESS
ROBERT J. BROWN and GAYLE E. BROWN14309 NE WOODINVILLE-DUVALLE RD APT F12
WOODINVILLE, WA 98072

GRANTEE'S NAME AND ADDRESS

ROBERT J. BROWN and GAYLE E. BROWN
14309 NE WOODINVILLE-DUVALLE RD APT F12
WOODINVILLE, WA 98072

NAME, ADDRESS, ZIP

ROBERT J. BROWN and GAYLE E. BROWN
14309 NE WOODINVILLE-DUVALLE RD APT F12
WOODINVILLE, WA 98072

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was received for record on the 5thday of Dec, 19 94,at 9:30 o'clock A. M., and recorded in book M94 on page 36927 or asfile/reel number 92002

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY