

KLAMATH COUNTY TITLE COMPANY

Vol m95 Page 3543

K-47501

STATUTORY WARRANTY DEED
(Individual or Corporation)

JOHN M. SANDMEYER

conveys and warrants to RICHARD F. BROWN, JR. AND DEBORAH J. BROWN, HUSBAND AND WIFE Grantor.
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

LOTS 18 AND 19 IN BLOCK 8 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 90,000.00 (Here comply with the requirements of ORS 93.030*)

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 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.

DATED this 17th day of February 19 95 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

John M. Sandmeyer
JOHN M. SANDMEYER

STATE OF OREGON, County of KLAMATH ss.
The foregoing instrument was acknowledged before me
this 17th day of February 19 95
by JOHN M. SANDMEYER

Gemine Johnson
Notary Public for Oregon
My commission expires: 9/28/94

After recording return to:

Richard F. Brown, Jr./Deborah J. Brown
411 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Richard F. Brown, Jr./Deborah J. Brown
411 Pacific Terrace
Klamath Falls, OR 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me

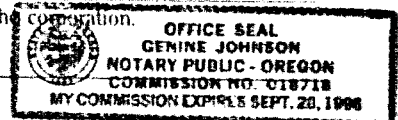
this _____ day of _____ 19 _____

by _____ and

by _____

of _____

a corporation, on behalf of the corporation.



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 17th day of Feb A.D. 19 95at 11:12 o'clock A M. and duly recorded inVol. M95 of Deeds Page 3543

Bernetha G. Letsch County Clerk

By Douglas J. Mullendore

Deputy.

Fee, \$30.00