

WARRANTY DEED

Vol. M95 Page 28136

LORENA BROW,

Grantor(s) hereby grant, bargain, sell and convey

KAREN L. WEBB, A SINGLE WOMAN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The Southerly 75 feet of Lot 372 in Block 122 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is \$ 37,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2341 GARDEN AVENUE, KLAMATH FALLS, OR 97601

Dated this 12 day of Oct, 1995

Lorena Brow
LORENA BROW

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 12 19 95
COUNTY OF Jackson
Personally appeared the above named Lorena Brow

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

[Signature]
Notary Public for City of Gold Hill Oregon
My commission expires 10/23/95

Return to:

KAREN L. WEBB
2341 GARDEN AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co
on this 16th day of Oct A.D. 19 95
at 3:42 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 28136

Bernetha G. Letsch County Clerk
By [Signature]

Fee, \$30.00

Deputy.