

NA 10431

WARRANTY DEED

Country Properties, LLC

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Gerald N. Brown and Ann M. Brown

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 20, Block 76, Klamath Falls Forest Estates, Plat #4, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$5,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of December, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Country Properties, LLC

By: Debra Buckingham

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 12th day of December, 1995, by Debra Buckingham

This instrument was acknowledged before me on _____, 19____,

by _____, as _____ of _____



Notary Public for Oregon
My commission expires 1-31-98

Country Properties, LLC

P.O. Box 5224

Klamath Falls, OR 97601

Grantor's Name and Address

Brown, Gerald N. and Ann M.

P.O. Box 368

Sprague River, OR 97639

Grantee's Name and Address

After Recording return to (Name, Address, Zip):

Brown, Gerald N. and Ann M.

P.O. Box 368

Sprague River, OR 97639

Until requested otherwise send all tax statements to (Name, Address, Zip):

Brown, Gerald N. and Ann M.

P.O. Box 368

Sprague River, OR 97639

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of December, 1995, at 1:22 o'clock P.M., and recorded in book/reel/volume No. M95 on page 33855 and/or as fee/file/instrument/microfilm/reception No. 10431, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch County Clerk

By: Cheryl Russell, Deputy.

Fee \$30.00