

MTC 37084 MS

## WARRANTY DEED

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LAWRENCE M. BROWN and ESTHER N. BROWN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to ANTHONY A. HILL and NICKI J. HILL, husband and wife 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:

LOT 11 OF SUMMERS PARK, 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 \$ 67,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3918 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 22nd day of January, 1996

Lawrence M Brown  
LAWRENCE M. BROWN

Esther N Brown  
ESTHER N. BROWN

## NOTARY ACKNOWLEDGEMENT

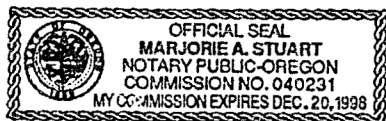
STATE OF Oregon

SS. January 22 19 96

COUNTY OF Klamath

Personally appeared the above named Lawrence M. Brown and Esther N. Brown

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Margaret H. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

Return to:

ANTHONY HILL  
3918 BRISTOL AVENUE  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 26th day of Jan A.D., 19 96  
at 3:50 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 2354  
Bernetha G. Letsch County Clerk.

By Deputy Deputy.

Fee, \$30.00

96 JAN 26 P3:50