

WARRANTY DEED

MTC 37267DS

GERALD J. BROWN,

Grantor(s) hereby grant, bargain, sell and convey to
 MARK A. SEXTON and LYNN K. SEXTON, as tenants by the entirety,
 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 and 12 of SKYLINE VIEW, 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 \$ 139,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2536 WESTERN STREET, KLAMATH FALLS, OR 97603

Dated this 23 day of Feb., 1996

Gerald J. Brown
 GERALD J. BROWN

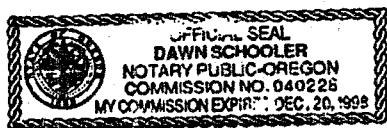
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 23 FEB. 19 96
 COUNTY OF Klamath

Personally appeared the above named _____

Gerald J. Brown

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

Return to:

MARK A. SEXTON
 2536 WESTERN STREET
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day
 of February A.D., 19 96 at 3:00 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 5531

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Cheryl Sussell