

14576

Vol. 96 Page 6623

MTC 37418MS

## WARRANTY DEED

GREGG LEE AYERS, JR.,

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

GERALD J. BROWN,

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 SOUTH HALF OF LOT 5, BLOCK 2, SECOND ADDITION TO ALTAMONT ACRES, 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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3941 ALTAMONT, KLAMATH FALLS, OR 97603

Dated this 11th day of March, 1996

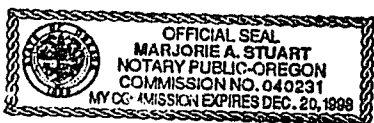
Gregg Lee Ayers, Jr.  
GREGG LEE AYERS, JR.

## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamathss. March 11 1996

Personally appeared the above named Gregg Lee Ayers, Jr.

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37418-MS

Return to:  
Gerald J. Brown  
3941 Altamont

KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 12th day of March A.D., 19 96  
at 11:52 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 6623  
Bernetha G. Letsch County Clerk,  
By Cathy L. Lunsford

Fee, \$30.00

Deputy.

96 MAR 12 AM 11:52