

WARRANTY DEED

MTC 37546DS

LAURYN K. COLEMAN WHO ACQUIRED TITLE AS LAURYN K. MILNE,
Grantor(s) hereby grant, bargain, sell and convey to:
TRUHAN L. BROWN, JR. and JANE E. BROWN, 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 9, Block 1 of BEL-AIRE GARDENS, 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 \$ 73,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5508 BEL-AIRE DR., KLAMATH FALLS, OR 97601

Dated this 21 day of March, 1996

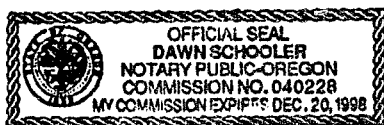
Lauryn K. Coleman
LAURYN K. COLEMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 21 March 19 96
COUNTY OF Klamath

Personally appeared the above named LAURYN K. COLEMAN, WHO ACQUIRED
TITLE AS LAURYN K. MILNE

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT37546-DS

Return to:

TRUHAN L. BROWN, JR.
5508 BEL-AIRE DR.
KLAMATH FALLS, OR 97601

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 22nd day of March A.D. 19 96
at 11:54 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 7907.

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00