v -4 P3:23

MTC 37920-PR
PETER W. ROSS and CAROL ANN ROSS, husband and wife,

Grantor(s) hereby grant, targain, sell and convey to:
BRENT C. BROWN, JOHN C. GIETLEIN & CITHERINE L. GRETLEIN, WITH THE RIGHTS OF

SURVIVORSHIP,
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:

SHE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE 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 LETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN CRS 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: 1004 I:ISMARK STELET, KLAMATH FALLS, OR 97601

Dated this fund 3 day of June 1996

PITTER W. ROSS

CAROL ANN ROSS

NOTARY ACKNOWLEDGEMENT			
STATE OFCALIFORNIA	ss	June	19 <u>96</u>
COUNTY OF			
Personally appeared the	above namec _		
PETER W. ROSS & CARCI	L ANN ROSS		
and acknowledged the for	egoing instrum	ment to be their volu	untary act.
		Before me:	
SEE ATTACHED (E)	DEICATE		
SEE MITTERLY CENT	(IF CHIC	Notary Public for	California
		My commission expi	res

(seal)

ESCROW NO. MT37920-IR

Return to: BRENT C. BROWN 1004 BISMARK STREET KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land in the SW1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence North 76 degrees 30' West along the South line of said Lot 1 a distance of 52.9 feet to the Southwesterly corner of said Lot 1; thence South 13 degrees 30' West at right angles to the Southerly line of said Lot 1, said line also being the Southerly extension of the line between Lots 1 and 2, Block 2, Shippington Addition, 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence South 15 degrees 27' East, along said Northeasterly line of Missance of 15.4 feet, more or less, to its intersection with the Northwesterly line of Melhase Street extended; thence North 38 degrees 45' East, along said Northwesterly line of Melhase Street, a distance of 106.1 feet, more or less, to the point of beginning.

CALIFORNIA ALL.PURPO SE ACKNOWI EDGMENT

- · 1	
e of Californies-	·
J L Alza	4.
inty of Sun 172 Lan	- Oli + 11+ Pilio
Jun 3 19910 before	e me, Neme and (ife of Officer (e.g., Jane Doe, Notary Public)
Cate Q 4:0	Poss AND. Carol Ann Ross.
schally appeared 101	Name(s) of Signer(s)
ersonally known to me - OR - proved	to me on the basis of satisfactory evidence to be the person(s) whose name(s) is a subscribed to the within instrument and acknowledged to me that he/shother executed the same in hicher their authorized capacity(ies), and that by his the their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
TYSON HI BERT Commission (107) 394	WITNESS my hand and official seal.
Notary Public Call ornia Santa Clara Cour iy My Comm. Expira: Sep. 26, 1999	Jyson Zhebert Signature of Motary Public
	— ()PTIONAL ———
neuch the information below is not required by law	the more prove valuable to parsons refying on the document and could prevent
frau dule r. t removal and	d reat achment of this form to another document.
escription of Attached Docume	ent de la
D 20 / 00	his to issue a Policy of title insurance
le or Type of Document;	Number of Pages:
عدی ہے۔	II. Number at Pages. /
ocument Date: \\\(\frac{10\(\frac{1}{2}\) (\(\frac{1}{2}\))	(V) Number of Fages.
igner(s) Other Than Named Above:	rione
gner(s) Other Than Named Above:	(s)
gner(s) Other Than Named Above:	(s)
igner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name Carol Ann Ross
igner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name Carol Ann Ross
igner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name Carol Ann Ross Individual Corporate Officer Title(s)
igner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General
igner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact
gner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee
igner(s) Other Than Named Above: capacity(ies) Claimed in Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator RICHTHUMBERINT OF SIGNER
igner(s) Other Than Named Above: capacity(ies) Claimed in Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator OF SIGNER
igner(s) Other Than Named Above: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator RICHTHUMBERINT OF SIGNER
igner(s) Other Than Named Above: capacity(ies) Claimed in Signer igner's Name:	Signer's Name and Awa Ross Individual Corporate Officer Title(s): Partner—Limited General Attorney-in-Fact Trustee Guardian or Conservator Guardian or Conservator Other: Top of thumb here
igner(s) Other Than Named & bove: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator RICHTHUMBERINT OF SIGNER
igner(s) Other Than Named & bove: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Awa Ross Individual Corporate Officer Title(s): Partner—Limited General Attorney-in-Fact Trustee Guardian or Conservator Guardian or Conservator Other: Top of thumb here
igner(s) Other Than Named & bove: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Awa Ross Individual Corporate Officer Title(s): Partner—Limited General Attorney-in-Fact Trustee Guardian or Conservator Guardian or Conservator Other: Top of thumb here
igner(s) Other Than Named & bove: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Awa Ross Individual Corporate Officer Title(s): Partner—Limited General Attorney-in-Fact Trustee Guardian or Conservator Guardian or Conservator Other: Top of thumb here
igner(s) Other Than Named bove: capacity(ies) Claimed by Signer igner's Name:	Signer's Name and Aun Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator Other: Signer Is Representing:
igner(s) Other Than Named bove:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator Other: Signer Is Representing: ss. the 4th
igner(s) Other Than Named bove:	Signer's Name and Ann Ross Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator Other: Signer Is Representing: Signer Is Representing: the 4th Ath Ath Ath And duly recorded in Vol. M96
igner(s) Other Than Named Above:	Signer's Name and Awa Ross