

20073

WARRANTY DEED

Vol. M96 Page 18194

MTC38353KR

ARACELI C. FANCHER,

Grantor(s) hereby grant, bargain, sell and convey to:
 CARL E. BROWN and PAULA MC CRACKEN, with 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:

SEE 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:

First Trust Deed recorded August 27, 1993 in Volume M93, Page 21700,
 Microfilm Records of Klamath County, Oregon in favor of Homer A.

Mc Allaster and Alta Mc Allaster; and a Second Trust Deed recorded
 August 27, 1993 in Volume M93, page 21703, Microfilm Records of Klamath

County, Oregon in favor of Homer A. Mc Allaster and Alta Mc Allaster.
 THE GRANTEEES HEREIN HEREBY AGREE TO ASSUME AND PAY IN FULL BOTH THE FIRST
 AND SECOND TRUST DEEDS DESCRIBED ABOVE.

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 \$ 290,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 37000 Modoc Point Road, Chiloquin, OR 97624

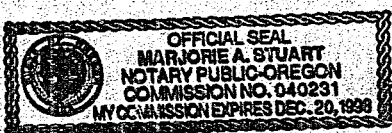
Dated this 18th day of June, 19 96

Araceli C. Fancher
 ARACELI C. FANCHER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 18 19 96
 COUNTY OF Klamath
 Personally appeared the above named Araceli C. Fancher

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
 Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT38353-KR

Return to:

CARL E. BROWN
 37000 Modoc point Road
 Chiloquin, OR 97624

10 JUN 19 96 A9:01

EXHIBIT "A"
LEGAL DESCRIPTION

18195

PARCEL 1:

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Section line common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89 degrees 41' 17" West 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 41' 17" West along said Section line a distance of 50.95 feet to the East shore of Agency Lake; thence with the meanders of the East shore of Agency Lake, as follows: North 3 degrees 06' West, 194.86 feet, North 16 degrees 36' West, 168.00 feet, North 15 degrees 41' West, 196.00 feet, North 11 degrees 20' West 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89 degrees 15' East 193.15 feet to a 5/8" iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427 as follows: South 0 degrees 15' 30" West 253.54 feet, South 1 degree 10' 00" East, 490.17 feet to the point of beginning.

PARCEL 2:

A tract of land situated in Government Lot 22 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that tract of land described in deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as Parcel 2, more particularly described as follows:

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap on the South line of said Section 6, from which the South 1/4 corner of said Section 6 bears North 89 degrees 37' 55" East 361.31 feet; thence South 89 degrees 37' 55" West, along said South line, 225.00 feet to 1 inch pipe on the Easterly right of way line of Modoc Point Road; thence North 01 degrees 10' 25" West, along said right of way line, 388.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence North 89 degrees 38' 18" East 225.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence South 01 degrees 10' 25" East 387.97 feet to the point of beginning with bearings based on the North line of the tract described in said deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as being North 89 degrees 44' 16" East.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 19th day
of June A.D., 19 96 at 9:01 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 18194.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch