

21318



WARRANTY DEED

Vol. 1996 Page 20866

#03044874

AFTER RECORDING RETURN TO:

DONALD M. BROWN

C/O PAUL BROWN

30609 TY VALLEY RD, LEBANON, OR 97355
97355

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROBERT F. WELDING and JUANITA C. WELDING, hereinafter called
GRANTOR(S), convey(s) to DONALD M. BROWN, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$23,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of June, 1996.

X Robert F. Welding
ROBERT F. WELDING

X Juanita C. Welding
JUANITA C. WELDING

STATE OF CALIFORNIA)
COUNTY OF Alameda) ss.

On ~~June~~ July 11, 1996, before me, Wendy Lara,
personally appeared ROBERT F. WELDING and JUANITA C. WELDING
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Wendy Lara
My commission expires: 8/9/99

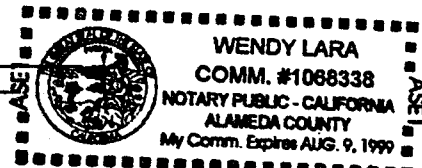


EXHIBIT "A"

20867

A tract of land situated in the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section; thence East 165 feet to the true point of beginning; thence continuing East 165 feet; thence South to the Northerly bank of the Sprague River; thence Northwesterly along the Northerly bank of the Sprague River to the Southeast corner of Deed Volume 346, Page 195, recorded June 20, 1963; thence Northerly along the East line of said deed to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Chiloquin-Sprague River Highway right of way.

CODE 138 MAP 3407-35A0 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of July A.D., 19 96 at 11:02 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 20866.

FEE \$35.00

By Bernetha G. Letsch, County Clerk