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23795

WARRANTY DEED

Vol. M96 Page 26307

MTC 38892KA

PHYLLIS RITA MOSKIOS,

Grantor(s) hereby grant, bargain, sell and convey to:
DARREL J. BROWN and LILLIE L. BROWN, husband and wife,
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 10 in Block 1 of TRACT 1114, 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 \$ 17,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 539 4TH STREET, COLUSA, CA 95932

Dated this 12 day of Aug, 1996

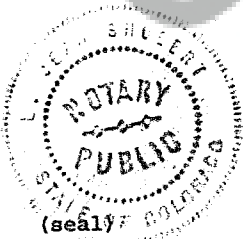
Phyllis Rita Moskios
PHYLLIS RITA MOSKIOS

NOTARY ACKNOWLEDGEMENT

STATE OF Colorado SS. 8-12-96 19 96
COUNTY OF La Plata

Personally appeared the above named PHYLLIS RITA MOSKIOS

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

L. Jean Shubert

Notary Public for State of Colo.

My commission expires 8-21-99

ESCROW NO. MT38892-KA

Return to:
DARREL J. BROWN
539 4TH STREET
COLUSA, CA 95932

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 26th day of August A.D. 19 96
at 11:40 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 26307.
Bernetha G Letsch, County Clerk
By Cherry J. Swannell
Deputy.
Fee, \$30.00