



24371

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STATUTORY WARRANTY DEED

ETHEL M. BROWN and JIMMY L. BROWN, husband and wife

conveys and warrants to ALFRED RODRIGUEZ

Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

Grantee,

Lot 1 in Block 1 of Stagecoach Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-12C-1300

This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record.

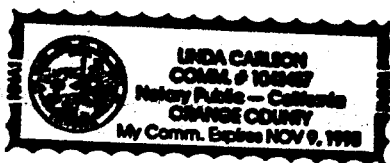
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 25,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 3 day of September 19 96Jimmy L. Brown
JIMMY L. BROWNEthel M. Brown
ETHEL M. BROWNCalifornia
STATE OF ~~OREGON~~
County of Orange } ss.BE IT REMEMBERED, That on this 3rd day of September 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ETHEL M. BROWN and JIMMY L. BROWNknown to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Linda Carlson
My Commission expires 11/9/98 Notary Public for Oregon, California

Title Order No.

Escrow No. 9640376

After recording return to:

ALFRED RODRIGUEZ9640 SW WASHINGTON PLACEPORTLAND, OR 97225

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

ALFRED RODRIGUEZ9640 SW WASHINGTON PLACEPORTLAND, OR 97225

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 5th day of Sept. A.D., 19 96
at 3:23 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 27804
Bernetha G Letsch, County ClerkBy Cheryl Sumrell

Fee, \$30.00

Deputy.