

25188

MT38895-DS.

96 SEP 17 P1:37
WARRANTY DEEDVol. male Page 29364

HELEN C. HENDERSON,

Grantor(s) hereby grant, bargain, sell and convey to:

RICHARD F. BROWN, JR. and DEBORAH J. 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:

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:
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 \$ 135,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2028 MANZANITA STREET, KLAMATH FALLS, OR 97601

Dated this 13th day of September, 1996.

Helen C. Henderson
HELEN C. HENDERSON

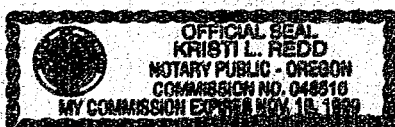
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

September 13 1996COUNTY OF KLAMATH

Personally appeared the above named _____

HELEN C. HENDERSONand acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT38895-DS

Return to:

RICHARD L. BROWN, JR.
2028 MANZANITA STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Block 41 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows, to wit:

Beginning at the Northwestern corner of said Block 41 of HILLSIDE ADDITION; thence South 21 degrees 14' East, along the Westerly line of said Block 41, a distance of 160.00 feet; thence North 68 degrees 46' East, parallel with Manzanita Street, a distance of 50.0 feet; thence North 21 degrees 14' West, at right angles to Manzanita Street, a distance of 10.0 feet; thence North 68 degrees 46' East, parallel with Manzanita Street, a distance of 17.0 feet; thence North 21 degrees 14' West, at right angles to Manzanita Street, a distance of 150.0 feet to the Southeasterly line of Manzanita Street; thence South 68 degrees 46' West, along said Southeasterly line of Manzanita Street, a distance of 67.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of Sept. A.D., 19 96 at 1:37 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 29364.

FEE \$35.00

Bernetha G. Letsch

County Clerk

By

Kathleen Rose