

WARRANTY DEED

MTC 39383KR

KENNETH STEVE MACY and SHIRLEY ANN MACY, husband and wife,

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

JAMES L. BROWN, and Paula J. Brown, husband & 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:

Parcel 1 of Land Partition 76-95 in the N1/2 W1/2 Government Lot 14 and NW1/4 SE1/4 Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, on file in the office of the Klamath County Engineer.

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 \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 95, CHILOQUIN, OR 97624

Dated this 20th day of September, 1996

Kenneth Steve macy
KENNETH STEVE MACY

Shirley Ann Macy
SHIRLEY ANN MACY

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. September 20 1996COUNTY OF KLAMATH

Personally appeared the above named _____

KENNETH STEVE MACY & SHIRLEY ANN MACYand 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. MT39383-KR

Return to:

JAMES L. BROWN and Paula J. Brown
P.O. BOX 95
CHILOQUIN, OR 97624

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

Amerititle

on this 24th day of Sept. A.D. 1996
at 11:51 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 30218

Bernetha G. Lethsc County Clerk

By Beth Ann Reed

Deputy.

Fee. \$30.00

96 SEP 24 AM 1:51

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