

WARRANTY DEED

MTC 39295 KA

PHYLLIS M. BROWN,

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

GEORGIA T. Isaia

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 17 in Block 1 of SHADOW HILLS NO. 1, 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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4177 ADELAIDE, KLAMATH FALLS, OR 97603

Dated this 20 day of September, 1996.

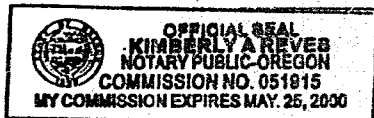
Phyllis M. Brown
PHYLLIS M. BROWN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. September 20 19 96

Personally appeared the above named PHYLLIS M. BROWN

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT39295-KA

Return to:

GEORGIA ISAIA

4177 ADELAIDE

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day of Sept. A.D., 19 96 at 11:40 o'clock A. M., and duly recorded in Vol. 196 of Deeds on Page 30524.

Bernetha G. Letsch County Clerk

FEE \$30.00

By Kathleen Rose