

27289

WARRANTY DEED

MTC39628KR

BENNETT G. BROWN and JANICE I. BROWN, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 ROGER A. JONES and ELEANORA F. JONES, 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.

96 The true and actual consideration for this conveyance is \$ 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1530 MAGNOLIA AVENUE, MEDFORD, OR 97501

Dated this 23rd day of October, 1996

X Bennett G. Brown
 BENNETT G. BROWN

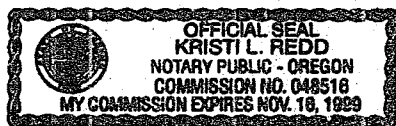
X BY: Janice I. Brown HIS ATTORNEY IN FACT
 JANICE I. BROWN

X Janice I. Brown
 JANICE I. BROWN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Klamath SS. October 23 19 96

Personally appeared the above named JANICE I. BROWN for
herself and as attorney-in-fact for BENNETT G. BROWN
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Kristi L. Redd
 Notary Public for OREGON
 My commission expires 11/16/99

(seal)

ESCROW NO. MT39628-KR

Return to:
 ROGER A. JONES
 1530 MAGNOLIA AVENUE
 MEDFORD, OR 97501

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1 in Block 55 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on Westerly line of 9th Street 55 feet Northwesterly from intersection of Westerly line of 9th Street and the Northerly line of Jefferson Street (formerly Bush Street), and running thence in a Southwesterly direction parallel with said Jefferson Street, 65 feet, more or less to line between Lots 1 and 2, Block 55, NICHOLS ADDITION to Klamath Falls; thence in a Northwesterly direction along line between said Lots 1 and 2, 55 feet; thence in a Northeasterly direction parallel with Jefferson Street 65 feet more or less to Westerly line of 9th Street, thence in a Southeasterly direction along Westerly line of 9th Street 55 feet to place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of October A.D., 19 96 at 3:45 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 33712.

Bernetha G. Leppeth County Clerk

FEE \$35.00

By Kathleen Ross