

28877

MTC 30991 MS

WARRANTY DEED

vol. M96 Page 37012

GERALD V. BROWN and PATRICIA BROWN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN F. MOREHOUSE and TRENNIA M. MOREHOUSE, 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:

LOT 12 IN BLOCK 4 OF SECOND ADDITION TO MOYINA, 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 \$ 122,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6724 AMBER AVENUE, KLAMATH FALLS, OR 97603

Dated this 22nd day of November, 1996

Gerald V. Brown
GERALD V. BROWN

Patricia Brown
PATRICIA BROWN

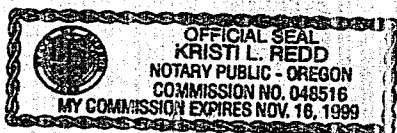
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath ss. 11/22 19 96

Personally appeared the above named

GERALD V. BROWN & PATRICIA BROWN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me,

Kristi L. Redd
Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT39991-MS

Return to:

JOHN F. MOREHOUSE
6724 AMBER AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 25th day of November A.D., 1996
at 3:25 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 37012

Bernetha G. Letsch, County Clerk

By

Fee, \$30.00

Deputy.

96 NOV 25 P3:25