

34053

MTC 40439-MS
WARRANTY DEEDVol. 797 Page 6875

DAVID L. DAWSON, SR.,

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

JAMES D. BROWN and LOURDES C. 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:


LOT 1 IN BLOCK 2 OF TRACT NO. 1103, EAST HILLS ESTATES, 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1915 KIMBERLY DRIVE, KLAMATH FALLS, OR 97603

Dated this 7th day of March, 1997
DAVID L. DAWSON, SR.STATE OF Oregon SS. March 7 19 97COUNTY OF KlamathPersonally appeared the above named David L. Dawson, Sr.and acknowledged the foregoing instrument to be his voluntary act.

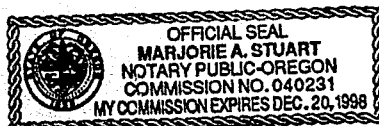
Before me:

Notary Public for OregonMy commission expires 12-20-98

(seal)

ESCROW NO. MT40439-MS

Return to:

JAMES D. BROWN
1915 KIMBERLY DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 10th day
of March A.D., 1997 at 9:27 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 6875

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Kathleen Rosa