



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#05046241

AFTER RECORDING RETURN TO:

MR. AND MRS. COREY BROWN
4714 DOUGLAS AVENUE
KLAMATH FALLS, OR 97603

Aspen Title & Escrow

On this 28th day of May A.D. 1997
at 3:38 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 16274

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Brown

Fee \$30.00

Deputy

LEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) to
COREY BROWN AND RACHEAL M. BROWN, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 17, Tract 1283, in the County of Klamath, State of Oregon.

CODE 38 MAP 3908-12DA TAX LOT 900

CB
PB
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land.and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$18,950.00.

In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of May, 1997.

LEE A. VAN WINKLE

STATE OF OREGON, County of Jss.

On this 28th day of May, 1997.Personally appeared the above named LEE A. VAN WINKLE and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me:

Notary Public for Oregon

My Commission Expires: April 10, 2000

