

JOHN B. BROWN,

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

ANTHONY R. IGOU and DEBORAH L. CATRON, with the rights of survivorship,

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 8 IN BLOCK 12 OF TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
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 \$ 120,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3933 RIO VISTA WAY, KLAMATH FALLS, OR 97603

Dated this 11th day of June, 1997.

John B. Brown
JOHN B. BROWN

BY: Joanne M. Brown HIS ATTORNEY IN FACT
JOANNE M. BROWN

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 11, 1997

by Joanne M. Brown

as Attorney in fact

of John B. Brown

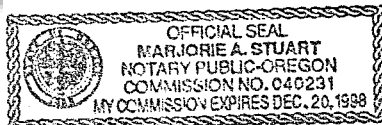
Marjorie A. Stuart
Notary Public in Oregon

My commission expires 12-20-98

ESCROW NO. MT41416-MS

Return to:

ANTHONY R. IGOU
3933 RIO VISTA WAY
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of June A.D., 19 97 at 11:47 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 18244.

FEE \$30.00

By Bernetha G. Lersch, County Clerk
Kathleen R. Rasmussen