

41449

DAVID A. BROWN,

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

J. HOWARD GRIFFITH and KAREN E. McCOMBE, 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:

BEGINNING AT A POINT 1,564 FEET EAST OF THE SOUTHWEST CORNER OF THE NW1/4
NW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN; THENCE SOUTH 380 FEET; THENCE EAST 275 FEET TO THE TRUE POINT
OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH A DISTANCE OF 100 FEET,
MORE OR LESS, THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE A DISTANCE OF
70 FEET TO A POINT; THENCE SOUTH PARALLEL TO SAID EAST LINE A DISTANCE OF
160 FEET; MORE OR LESS; THENCE WEST 70 FEET TO THE POINT OF BEGINNING

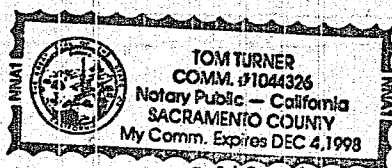
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 OPS 30.930.

The true and actual consideration for this conveyance is \$ 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2210 LINDLEY WAY, KLAMATH FALLS, OR 97601

Dated this 10TH day of July, 1997.



STATE OF California

COUNTY OF Sacramento

DAVID A. BROWN

SS. July 10 19 97

Personally appeared the above named DAVID A. BROWN

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for California
My commission expires 4-4-98

(seal)

ESCROW NO. MT41743-MG

Return to:

J. HOWARD GRIFFITH
2210 LINDLEY WAY
KLAMATH FALLS, OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

23106

State of California

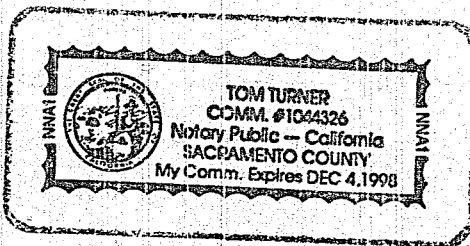
County of Sacramento

On 7-10-97 before me,

Tom Turner Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared David A Brown
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

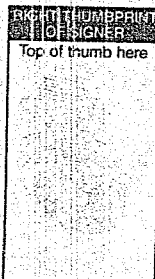
Document Date: 7-10-97 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: David A Brown

- ☒ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

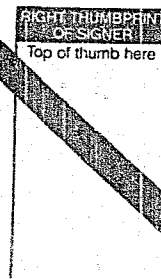


Signer is Representing:

[Signature]

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____



Signer is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amei title the 22nd day of July A.D., 19 97 at 3:26 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 23105.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]