

'97 DEC 23 P2:41



#01047087

AFTER RECORDING RETURN TO:

ROSS H. BROWN

General Delivery
Beatty, OR. 97621

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 WARRANTY DEED STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
 on this 23rd day of December A.D., 1997
 at 2:41 o'clock P M. and duly recorded
 in Vol. M97 of Deeds Page 41731

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

 RALPH W. PEEVER, hereinafter called GRANTOR(S), convey(s) to
 ROSS H. BROWN, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

 Lots 30, 31, 32 and 33, Block 5, SPRAGUE RIVER VALLEY ACRES, in
 the County of Klamath, State of Oregon.

Code 221 Map 3512-35DO TL 700

Code 221 Map 3512-35DO TL 800

Code 221 Map 3512-35DO TL 900

Code 221 Map 3512-35DO TL 1000

 "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." RWB

 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
 \$65,000.00.

 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 16th day of December, 1997.

Ralph W. Peever
 RALPH W. PEEVER

STATE OF OREGON, County of Klamath)ss.

On this 18th day of December, 1997,
 Personally appeared the above named RALPH W. PEEVER and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1-31-98