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APR 30

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STATUTORY WARRANTY DEED

ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.

conveys and warrants to KENNETH T. BROWN AND PAMULA S. BROWN, HUSBAND AND WIFE Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
 SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
 MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 DESIGNED IN ORS 30.930.

The true consideration for this conveyance is \$ 114,500.00 (Here comply with the requirements of ORS 93.010)

Dated this 27 day of April 19 98

ASSOCIATES FINANCIAL SERVICES

S. Hildreth Vice President

Barbara M. Yunker Assist. Sec.

STATE OF OREGON TEXAS

County of DALLAS } ss.

On this 27th day of APRIL 19 98, before me appeared S. HILDRETH
 and BARBARA M. YUNKER

known, who being duly sworn, did say that he, the said S. HILDRETH both to me personally
 is the VICE President, and he, the said BARBARA M. YUNKER
 is the ASST. Secretary of

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and
 that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and
 said instrument to be the free act and deed of said Corporation. acknowledge

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
 written.



Laura A. Williams
 Notary Public, State of Texas
 My Comm. Expires 10/11/99

My Commission expires

Notary Public for Oregon.

Title Order No.

Escrow No. K52046D

After recording return to:

KENNETH T. BROWN4342 SUMMERS LANEKLANATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statements shall be sent
 to the following address:

KENNETH T. BROWN4342 SUMMERS LANEKLANATH FALLS, OR 97603

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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EXHIBIT I

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 10, said point being N $0^{\circ}21'$ W (North by recorded legal description) a distance of 633.125 feet from the Southeast corner of said Section 10; thence N. $0^{\circ}21'$ W., a distance of 102.0 feet; thence S. $89^{\circ}52'$ W. (West by recorded legal description) a distance of 270.2 feet to an iron pin; thence S. $0^{\circ}21'$ E. parallel with the East line of said Section 10 a distance of 102.0 feet to an iron pin on the Northwest corner of Lot 26 "Debirk Homes"; thence N. $89^{\circ}52'$ E. (East by recorded legal description) along the North line of "Debirk Homes" a distance of 270.2 feet, more or less to the point of beginning. SAVING AND EXCEPTING therefrom that portion lying within the boundaries of Summers Lane.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 30th day
of April A.D., 19 98 at 2:28 o'clock P. M., and duly recorded in Vol. 898
of Deeds on Page 14453

FEE \$35.00

By Bernetha G. Leitch County Clerk
Kathleen Rose