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14247-MS

WARRANTY DEED

Vol. 1498 Page 14833

KNOW ALL MEN BY THESE PRESENTS, That LOUIS F. PERDRIAU, PRESIDENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE T. BROWN & IVY J. BROWN HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SE1/4 of SE1/4, Section 17, Township 37 S, Range 15 E

SUBJECT TO: Land contract dated February 24, 1972

SUBJECT TO: County of Klamath and State of Oregon codes and matters of record

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of September, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT A LOW 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.

Louis F. Perdriau

STATE OF OREGON,
County of Klamath
SEPTEMBER 28, 1995

Personally appeared the above named
LOUIS F. PERDRIAU

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9/28/96

STATE OF OREGON, County of Klamath
Sept. 15, 1995

Personally appeared LOUIS F. PERDRIAU, and who, being duly sworn, each for himself and not one for the other, did say that the former is the PRESIDENT, president and that the latter is the secretary of Perdriau Investment Corp.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and the same was signed and sealed in behalf of said corporation by the authority of its board of directors, and each of them acknowledged said instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
NOTARY PUBLIC - OREGON
COMMISSION NO. 018718
MY COMMISSION EXPIRES SEPT. 28, 1996
Notary Public for Oregon
My commission expires: 9/28/96
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry L. Brown
2301 Van Ness St.
Eugene, Or. 97403

NAME, ADDRESS, ZIP

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

Larry L. Brown
2301 Van Ness St.
Eugene, Or. 97403

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 4th day of May, 1998, at 9:09 o'clock AM, and recorded in book, reel/volume No. 14833, page 14833 or as fee/tie/instrument/microfilm/reception No. 57475, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernatha G. Lersch, Co. Clerk.
By: Kaddun Rose Deputy

Fee: \$30.00