

58368

WARRANTY DEED

Vol. M98 Page 16908

18 P331

MTC 44732-KA

WILLIAM S. NEWELL and KATHY M. NEWELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBIN S. BROWN,

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 3 in Block 8 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1530 WORDEN AVENUE, KLAMATH FALLS, OR 97601

Dated this 13 day of May, 1998

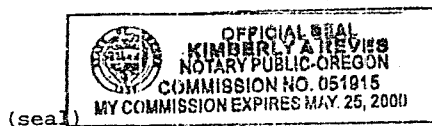
William S. Newell
WILLIAM S. NEWELL

Kathy M. Newell
KATHY M. NEWELL

STATE OF OREGON ss. May 13 19 98
COUNTY OF KLAMATH

Personally appeared the above named WILLIAM S. NEWELL AND
KATHY M. NEWELL

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Kimberly A. Lewis
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT44732-KA

Return to:

ROBIN S. BROWN
1530 WORDEN AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Annertitle
on this 18th day of May A.D., 1998
at 3:31 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 16908

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.