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MTC 44624-MS
WARRANTY DEEDVol. 1198 Page 20762

JENNIE L. BROWN,

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

GREGORY A. 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

98 JUN 17 AM 11:36

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 \$. -0-

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 845 Homedale, Klamath Falls, OR 97603

Dated this 16th day of June, 1998

Jennie L. Brown
JENNIE L. BROWN

STATE OF

Oregon

SS.

6/1619 98

COUNTY OF

Klamath

Personally appeared the above named

JENNIE L. BROWNand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT44624-MS

Return to:

GREGORY A. BROWN

845 HOMEDALE

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8 of TRACT 1265 - DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM:

Beginning at the Northwesterly corner of said Lot 8; thence South 12 degrees 57' 36" East, along the Westerly line of said Lot 8, 40.00 feet; thence North 60 degrees 39' 28" East 150.00 feet; thence North 50 degrees 16' 46" East 221.98 feet to the Northeast corner of said Lot 8; thence South 60 degrees 39' 28" West 367.38 feet to the point of beginning. Bearings based on Property Line Adjustment 16-97.

TOGETHER WITH: an easement for underground telephone, cable and power 10 feet in width, more particularly described as follows:

Beginning at an existing utility box located approximately North 27 degrees 57' 36" West 155.00 feet from the Southwest corner of Lot 7, DEVONRIDGE; thence Southeast to an iron pin on the West line of Lot 8, DEVONRIDGE; thence Southeasterly 70 feet, more or less to a point on the Northerly line of the above described Exhibit "A" made a part hereof.

All maintenance shall be the responsibility of the Grantees, their heirs, successors and assigns.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of June A.D., 19 98 at 11:36 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 20762

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross