

62894

MTC 45130-MS Vol. 1798 Page 26096
WARRANTY DEED

WAYNE A. IVAN and TAMARA L. IVAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EDWARD JAMES BROWN, JR and GINA VIRAY BROWN, as tenants by the entirety,
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.

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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1026 JEFFERSON STREET, KLAMATH FALLS, OR 97601

Dated this 15th day of July, 1998

Wayne A. Ivan
WAYNE A. IVAN

Tamara L. Ivan
TAMARA L. IVAN

STATE OF Washington

COUNTY OF & King

SS.

July 15

19 98

Personally appeared the above named

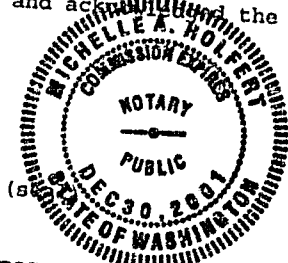
Wayne A. Ivan and

Tamara L. Ivan

and acknowledged the foregoing instrument to be Their voluntary act.

Before me:

Michelle A. Hackett
Notary Public for Washington State
My commission expires Dec 30, 2001



ESCROW NO. MT45130-MS

Return to:

EDWARD JAMES BROWN, JR
1026 JEFFERSON STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being 45 feet off the Northeasterly side of Lot 7 and 5 feet off the Southwesterly side of Lot 8 in Block 50 in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Commencing at a point on the Northwest line of Block 50 of said NICHOLS ADDITION, 150 feet Northeasterly from the Northwest corner of said Block; thence, Southeasterly and parallel with 11th Street, 110 feet to the alley; thence, Northeasterly along the Northwest line of the alley, 50 feet; thence, Northwesterly and parallel with 11th Street, 110 feet to Jefferson (formerly Bush) Street; thence, Southwesterly along the Southeasterly line of said Jefferson Street, 50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 17th day
of July A.D., 19 98 at 11:46 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 26096.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose