

TITLE & ESCROW, INC.

64537

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WARRANTY DEED

ATC 03048152

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AFTER RECORDING RETURN TO:
MATTHEW & RACHELLE BROWN

16161 Algoma Rd
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE.

RUBY L. FINK, hereinafter called GRANTOR(S), convey(s) and
warrants to MATTHEW A. BROWN and RACHELLE L. BROWN, husband and
wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$69,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of August, 1998.

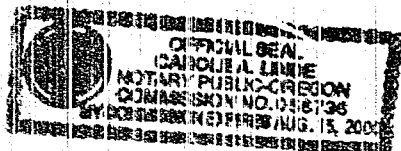
Ruby L. Fink
RUBY L. FINK

STATE OF OREGON, County of Klamath ss.

On August 13, 1998, personally appeared RUBY L. FINK who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Cardia A. Arnold

Notary Public for Oregon
My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of August, A.D., 19 98 at 4:40 o'clock P. M. and duly recorded in Vol. 29362
of Deeds on Page 29362

FEE \$30.00

By Kathleen Kees Berntha Gutsch, County Clerk