

65732

MTC 45250-MS
WARRANTY DEEDVol. 198 Page 32610

98 SEP -4 AM 12:29

TIMOTHY FRANCIS KILLEEN and TONYA LEE KILLEEN, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN W. BROWN and JULIE A. BROWN, husband and wife,
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:

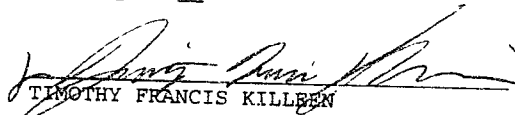
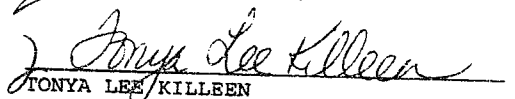
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against 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 \$ 129,500.00.

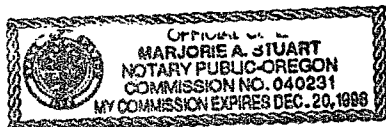
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2300 YALE STREET, KLAMATH FALLS, OR 97601

Dated this 26th day of August, 1998.


TIMOTHY FRANCIS KILLEEN

TONYA LEE KILLEEN

STATE OF Oregon
COUNTY OF Klamath SS. August 26 19 98
Personally appeared the above named Timothy Francis Killeen and
Tonya Lee Killeen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:


Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45250-MS

Return to:

JOHN W. BROWN
2300 YALE STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11 in Block 39 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Yale Street and vacated Oregon Avenue which inured thereto.

ALSO Lots 12, 13, 14, 15 and 18 in Block 40 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Yale Street and vacated Oregon Avenue which inured thereto.

ALSO, the Southeasterly 64 feet of Lot 17 and the Southeasterly 48 feet of Lot 16 in Block 40 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 4th day
of September A.D., 19 98 at 11:29 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 32610.

FEE \$35.00

By Kathleen Reed Bernetha G. Letsch, County Clerk