

71333

98 DEC 11 P3:12

MTC 46731-MS

WARRANTY DEED

Vol. M98 Page 45454

BONNIE J. GORDON,

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

JERRY L. BROWN and BARBARA J. 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:

LOTS 6 AND 7, IN BLOCK 4 OF FIRST 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.

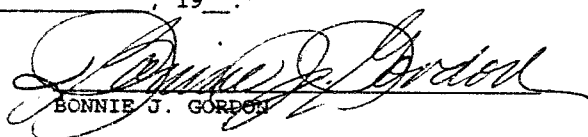
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 705 DOTY STREET, KLAMATH FALLS, OR 97601

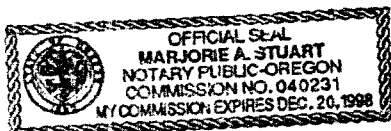
Dated this 10th day of December, 19 98


 BONNIE J. GORDON

STATE OF OregonSS. December 10 19 98COUNTY OF Klamath

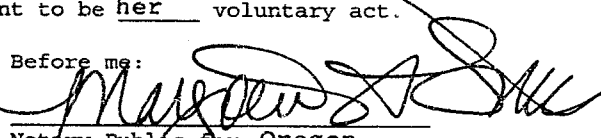
Personally appeared the above named Bonnie J. Gordon

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:


 Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT46731-MS

STATE OF OREGON,
 County of Klamath ss.

Return to:

JERRY L. BROWN
 705 DOTY STREET
 KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle

on this 11th day of December A.D., 1998
 at 3:12 o'clock P. M. and duly recorded
 in Vol. M98 of Deeds Page 45454

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
 Fee, \$30.00 Deputy.