

77604

99 APR -6 P3:28

MTC 47221-KR
WARRANTY DEEDVol M99 Page 12415

GAYLE NICHOLSON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TONIA R. BROWN and BRIAN L. 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:

Lot 5 of Block 4, FIRST ADDITION TO WINEMA GARDENS, 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6316 WINEMA DRIVE, KLAMATH FALLS, OR 97603

Dated this 2nd day of April, 1999.

Gayle Nicholson
GAYLE NICHOLSON

STATE OF OREGONCOUNTY OF KLAMATH

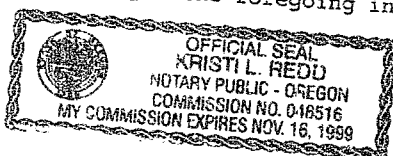
SS.

April 219 99

Personally appeared the above named _____

GAYLE NICHOLSON

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Reed
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT47221-KR

Return to:

TONIA R. BROWN
6316 WINEMA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

the 6th day of April A.D. 1999
at 3:28 o'clock P. M. and duly recorded
in Vol. M99, of Deeds on Page 12415

Linda Smith, County Clerk

By Kathleen Rosa

Fee, \$30.00