

99 APR 12 P3:26

MTC 47802-LW
WARRANTY DEED

Vol 1799 Page 13315

BRENT C. BROWN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES W. BAMFORD and EILEEN M. WARNER, with the rights of survivorship,
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:

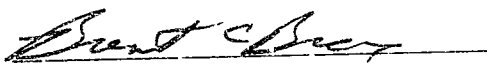
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against 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 \$ 79,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 536, BLY, OR 97622

Dated this 8th day of APRIL, 1999.


BRENT C. BROWN

STATE OF OREGON SS. APRIL 8 19 99

COUNTY OF KLAMATH

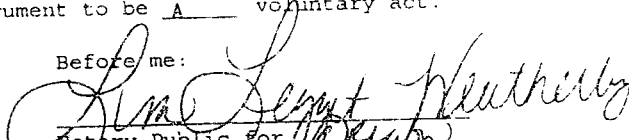
Personally appeared the above named BRENT C. BROWN

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:


Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT47802-LW

Return to:

JAMES W. BAMFORD
PO BOX 536
BLY, OR 97622

13316

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land in the SW1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence North 76 degrees 30' West along the South line of said Lot 1 a distance of 52.9 feet to the Southwesterly corner of said Lot 1; thence South 13 degrees 30' West at right angles to the Southerly line of said Lot 1, said line also being the Southerly extension of the line between Lots 1 and 2, Block 2, Shippington Addition, 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence South 15 degrees 27' East, along said Northeasterly line of Bly Street, a distance of 15.4 feet, more or less, to its intersection with the Northwesterly line of Melhase Street extended; thence North 38 degrees 45' East, along said Northwesterly line of Melhase Street, a distance of 106.1 feet, more or less, to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH

ss.

Filed for record at request of Amerititle the 12th day
of April A.D., 1999 at 3:25 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 13315

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross