

1999 JUL -1 PM 3:30
64537

Aspen
TITLE & ESCROW, INC.

'98 AUG 13 P3:40

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Vol. M99 Page 26412

WARRANTY DEED

ATC 03048152

ATC 403048152

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

R.B.
M.B.

"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
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons and
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.

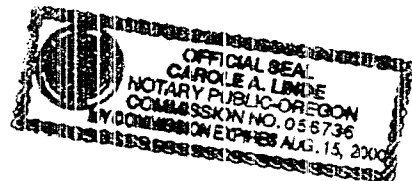
Ruby L. Fink
RUBY L. FINK

THIS DOCUMENT IS BEING
RE-RECORDED TO ADD LEGAL
DESCRIPTION

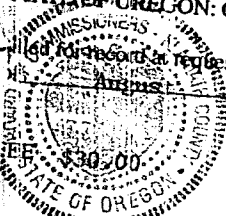
STATE OF OREGON, County of Klamath ss.

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

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



STATE OF OREGON: COUNTY OF KLAMATH: ss.



Attest of _____
Aspen Title & Escrow
A.D. 19 98 at 3:40 o'clock P M., and duly recorded in Vol. M98 day
of Deeds on Page 29962
By Bernetha G. Letsch, County Clerk

INDEXED
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EXHIBIT "A"

26413

PARCEL 1:

Lot 6, Block 5, TOWN OF BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CD TL 1500

PARCEL 2:

Lot 7 and the Westerly 50 feet of Lot 8, Block 5, BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CD TL 1500

State of Oregon, County of Klamath
Recorded 7/01/99, at 3:30 p. m.
In Vol. M99 Page 26412
Linda Smith,
County Clerk Fee \$ 10 - RL