

MTC 49185-PS
WARRANTY DEED

Vol. M99 Page 38326

HOWARD K. BROWN and DONNA J. BROWN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
HAROLD E. BROWN and CHERYL C. 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

TAX ACCOUNT NO.: 3709-00700-00600 3709-00700-00900 3709-00000-02100

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 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 15323 ALGOMA RD., KLAMATH FALLS, OR 97601

Dated this 24th day of September, 1999

Howard K. Brown
HOWARD K. BROWN

Donna J. Brown
DONNA J. BROWN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 24, 1999 by
HOWARD K. BROWN AND DONNA J. BROWN.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2000

ESCROW NO. MT49185-PS

Return to:
HAROLD E. BROWN
15323 ALGOMA RD.
KLAMATH FALLS, OR 97601



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EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situate in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: A portion of the E1/2 SE1/4, more particularly described as follows:

Beginning at the Northwest corner of the E1/2 SE1/4, thence South along the West line of the E1/2 SE1/4, 1352.7 feet to an existing fence line; thence East along said fence line, 1320 feet to a point on the East line of said E1/2 SE1/4; thence North along said East line to the Northeast corner of the E1/2 SE1/4; thence West to the point of beginning. ALSO, that portion of the S1/2 NE1/4 lying South of the North boundary of the Algoma Lumber Company Railroad right of way, now abandoned, as shown by Deed recorded in Volume 42, page 557, Deed Records of Klamath County, Oregon.

Section 8: The NW1/4 SW1/4 and a portion of the SW1/4 SW1/4, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 SW1/4, thence South along the West line of the SW1/4 SW1/4 32.7 feet; thence East along an existing fence line 14.8 feet; thence diagonally Northwesterly to the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land lying in the NE1/4 of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Starting from the Northeast corner of said Section 7; thence South a distance of 2218.6 feet to a point; thence West a distance of 934.1 feet more or less, to the point of beginning; thence North 29 degrees 05' West a distance of 374.9 feet to an iron pin; thence South 29 degrees 05' East a distance of 59.0 feet to a point; thence North 60 degrees 59' East a distance of 252.0 feet to an iron pin; thence South 29 degrees 05' East a distance of 315.9 feet to a point; thence South 60 degrees 59' West a distance of 44.3 feet to an iron pin; thence continuing South 60 degrees 59' West a distance of 207.7 feet more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 9/27/99, at 3:30 p.m.
In Vol. M99 Page 38326
Linda Smith,
County Clerk Fee \$ 35⁰⁰