

Title Order No. 133484-SK K-54406
Escrow No. 133484-SK

After recording return to: 1999 OCT 27 PM 3:29

Derek J. Brown
P O Box 416
Gilchrist OR 97737
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Derek J. Brown
P O Box 416
Gilchrist OR 97737
Name, Address, Zip

This space reserved for recorder's use

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STATUTORY WARRANTY DEED

Matthew A. Bishop and Melissa A. Bishop, husband and wife, Grantor, conveys and warrants to Derek J. Brown, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:
Lot 28, TRACT 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 2409-019DD-02700

Key No.: R881469

This property is free from encumbrances, EXCEPT: 1) 1999-2000 taxes; 2) Easements, Covenants, Conditions and Restrictions as shown on the official plat recorded in Klamath County, Oregon, and 3) Party Wall and Maintenance Agreement, including the terms and provisions thereof, recorded March 21, 1997 in Volume M97 page 8453, Deed Records of Klamath County, Oregon.

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.

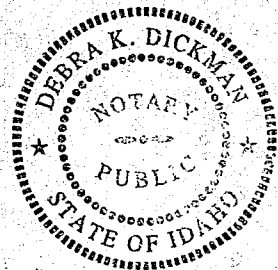
The true consideration for this conveyance is \$60,000.00.
93.030)

(Here comply with the requirements of ORS

Dated this 22nd day of December October, 19 99
MAB

Matthew A Bishop
Matthew A. Bishop

Melissa A Bishop
Melissa A. Bishop



STATE OF OREGON County of Benevise) ss.
This instrument was acknowledged before me on October 22nd, 99,
by Matthew A. Bishop and Melissa A. Bishop

Debra K. Dickman
Notary Public for Oregon Idaho
My commission expires 8-01-2001

State of Oregon, County of Klamath
Recorded 10/27/99, at 3:29 p m.
In Vol. M99 Page 42953
Linda Smith,
County Clerk Fee \$ 30⁰⁰

730-