

LARRY F. BOGART and BARBARA I. BOGART, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DIANE L. CONWAY-BROWN and STEVEN E. 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

3809-029CB-05400	307288
3809-028DB-6100	307368
3809-028DB-06200	307359

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 122,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 451 DAMONT, KLAMATH FALLS, OR 97601

Dated this 14th day of January, 2000.

Larry F. Bogart
LARRY F. BOGART

Barbara I. Bogart
BARBARA I. BOGART

State of Oregon
County of

This instrument was acknowledged before me on January 14, 2000 by LARRY
F. BOGART AND BARBARA I. BOGART.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50153-LW

Return to:
DIANE L. CONWAY-BROWN
451 DAMONT
KLAMATH FALLS, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: All of Lot 3 and the N1/2 of Lot 4, in Block 10, THE TERRACES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: All of Lot 12 and the N1/2 of Lot 11, in Block 10, THE TERRACES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 1/18/00, at 11:40 a. m.
In Vol. M00 Page 1574
Linda Smith,
County Clerk Fee \$ 26⁰⁰