

2000 FEB 22 AM 11:26

MT49056-KR
WARRANTY DEED

Vol M00 Page 5438

DONALD R. GRUENER and SUSAN E. GRUENER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RUSSELL A. BROWNING and JUDITH C. BROWNING, as tenants by the entirety,
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:

PARCEL 1 OF LAND PARTITION 51-96, BEING LOT 16, BLOCK 8 OF "TRACT 1264 -
FOURTH ADDITION TO THE NORTH HILLS", ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON, SITUATED IN THE NW1/4 NW1/4 OF SECTION 36, TOWNSHIP 38 SOUTH,
RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3809-036BB-01101-000

881618

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 322,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2606 CALIFORNIA, KLAMATH FALLS, OR 97601

Dated this 17th day of February, 2000.

Donald R. Gruener
DONALD R. GRUENER

Susan E. Gruener
SUSAN E. GRUENER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 17, 2000 by
DONALD R. GRUENER AND SUSAN E. GRUENER.



(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT49056-KR

Return to:
RUSSELL A. BROWNING
2606 CALIFORNIA
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 2/22/00, at 11:26 a.m.
In Vol. M00 Page 5438
Linda Smith,
County Clerk Fee \$ 21.00

21.00
in