

2000 AUG 11 PM 3: 28



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01051555

AFTER RECORDING RETURN TO:

SHANNA L. DONE

1957 Melrose St.
Klamath Falls, OR. 97601

State of Oregon, County of Klamath

Recorded 08/11/00, at 3:28 p.m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

PHYLLIS J. BROWN, hereinafter called GRANTOR(S), convey(s) and
warrants to SHANNA L. DONE, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

LOT 23, BLOCK 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-28CD TL 1200

"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."

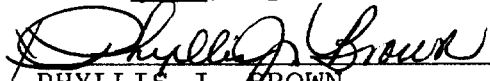
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$80,000.00.

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 10th day of August, 2000.


PHYLLIS J. BROWN

STATE OF OREGON, County of Deschutes) ss.

On AUGUST 10, 2000, personally appeared the above named PHYLLIS
J. BROWN, and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me:

Gail G Hess
Notary Public for Oregon

My Commission Expires: July 28, 2001

