



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01052086

AFTER RECORDING RETURN TO:

MICHAEL A. BROWN JR.

1042 Merryman Dr
Klamath Falls, Or 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEState of Oregon, County of Klamath
Recorded 01/08/01, at 1:57 p.m.
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Linda Smith,
County Clerk Fee \$ 21⁰⁰SCHAUN C. WESLEY, hereinafter called GRANTOR(S), convey(s) and
warrants to MICHAEL A. BROWN JR., hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 75, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR, in the County of Klamath, State of Oregon.

Code 1, Map 3809-34CB, Tax Lot 2400

"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
\$88,700.00.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 14th day of December, 2000.

SCHAUN C. WESLEY

STATE OF TEXAS, County of Tarrant) ss.On December 22, 2000, personally appeared the above named
SCHAUN C. WESLEY, and acknowledged the foregoing instrument to
be his voluntary act and deed.Before me:
Notary Public for Texas
My Commission Expires: 10/11/01