

'01 MAY 17 AM 11:13

MT 53670-TM
WARRANTY DEED

Vol M01 Page 22743

PHILIP R. JAMESON and MARGARET R. JAMESON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RYAN D. BROWN AND SHAYLA M. BROWN, AS TENANTS BY THE ENTIRETY AND JIMMIE DONALD
THEABOLT AND ANNA RUTH THEABOLT AS TENANTS BY THE ENTIRETY, ALL WITH THE RIGHTS
OF SURVIVORSHIP.,

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
ACCT# 3809-028BC-03400 KEY# 217713

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 **118,500.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **2019 MANZANITA, KLAMATH FALLS, OR 97601**

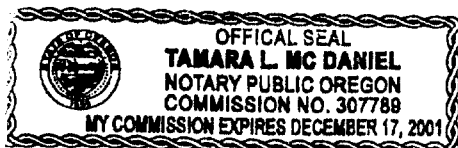
Dated this 9 day of May, 2001.

Philip R. Jameson
PHILIP R. JAMESON

Margaret R. Jameson
MARGARET R. JAMESON

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on May 9, 2001 by
PHILIP R. JAMESON AND MARGARET R. JAMESON



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53670-TM

Return to:

RYAN D. BROWN
2019 MANZANITA
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Easterly corner of Lot 6 in Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Manzanita Street 100 feet; thence Southwesterly parallel to Manzanita Street 50 feet; thence Southeasterly at right angles to Manzanita Street 100 feet; thence Northeasterly along the Northwesterly line of Manzanita Street 50 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 50 of HOT SPRINGS ADDITION.

State of Oregon, County of Klamath
Recorded 05/17/01, at 11:30 a.m.
In Vol. M01 Page 22743
Linda Smith,
County Clerk Fee\$ 26⁰⁰