



After recording return to:

Kevin J. Brown

405 Cedar St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Kevin J. Brown

405 Cedar St.

Klamath Falls, OR 97601

Escrow No. K57350B

Title No. K57350B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/03/01 at 3:48 p.m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Gary B. Molatore, Grantor, conveys and warrants to Kevin J. Brown and Katherine J. Brown, as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1 and 2 in Block 12 of Ewauna Heights 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.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$161,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3 day of AUGUST, 2001.

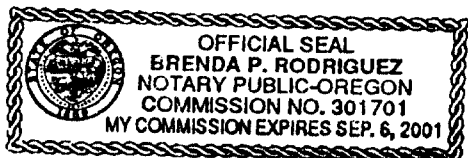
Gary B. Molatore
Gary B. Molatore

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 3 day of August, 2001

by Gary B. Molatore



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01