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**WESTERN**  
TITLE & ESCROW COMPANY

**WARRANTY DEED -- STATUTORY FORM**

MAGDALENA T. WERTS, TRUSTEE AND FRANK E. WERTS & RAMONA A. TEMPLE,  
SUBSTITUTE CO-TRUSTEES OF THE REVOCABLE LIVING TRUST AGREEMENT DATED  
MARCH 20, 2000. BETWEEN MAGDALENA T. WERTS, TRUSTOR, MAGDALENA T.  
WERTS, TRUSTEE, AND FRANK E. WERTS AND RAMONA A. TEMPLE, SUBSTITUTE  
CO-TRUSTEES, Grantor,

conveys and warrants to

KEITH E. BROWN, an individual, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

LOT 3, BLOCK 11, FIRST ADDITION TO RIVER PINE ESTATES, IN THE COUNTY OF  
KLAMATH, STATE OF OREGON.

Tax Account No(s): 132939 M49904

Map/Tax Lot No(s): 2309024B006000-000 M-120812

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$67,500.00 .

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.

Dated this 9th day of November, 2001.

Magdalena T. Werts TTE  
MAGDALENA T. WERTS, TRUSTEE

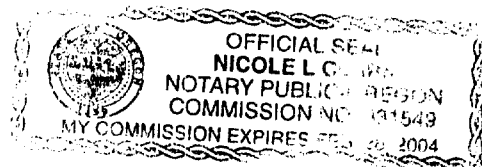
STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on November 9th, 2001 by MAGDALENA  
T. WERTS, TRUSTEE.

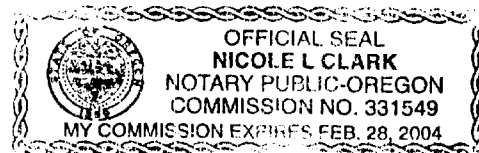
Nicole L. Clark

(Notary Public for Oregon)

My commission expires 2/28/04



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739



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

KEITH E. BROWN  
PO BOX 1592  
LA PINE, OR 97739

TITLE NO. 00054001  
ESCROW NO. 14-0131701

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7. Trust Deed, including the terms and provisions thereof,  
 Dated: August 4, 1977  
 Recorded: August 11, 1977  
 Book: M-77  
 Page: 14584  
 Grantor: Eugene W. Werts and Magdalena T. Werts, husband and wife  
 Trustee: Transamerica Title Insurance Company  
 Beneficiary: Sidney S. McKenna and Diane McKenna, husband and wife  
 Amount: \$2,400.00
8. An easement created by instrument, including the terms and provisions thereof,  
 Dated: May 8, 1978  
 Recorded: February 10, 2000  
 Book: M-00  
 Page: 4310  
 In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation  
 For: Electric transmission and/or distribution line or system
9. The interest of Eugene W. Werts with whom Magdalena T. Werts took title as husband and wife, unless proof is submitted that he died during the lifetime of Magdalena T. Werts who executed a deed to the herein described property to Magdalena T. Werts, Trustee and Frank E. Werts & Ramona A. Temple, Substitute Co-Trustees of the Revocable Living Trust Agreement dated March 20, 2000, between Magdalena T. Werts, Trustor, Magdalena T. Werts, Trustee, and Frank E. Werts and Ramona A. Temple, Substitute Co-Trustees.  
 Dated: March 20, 2000  
 Recorded: March 27, 2000  
 Book: M-00  
 Page: 9828
10. The requirements and provisions of ORS Chapter 820, pertaining to the registration and transfer of ownership of a manufactured home and any interest or liens disclosed thereby. If the manufactured home is owned by the land owner, the land is subject to the provisions of ORS 311.280, under which manufactured home taxes may become a lien upon real property. A personal property search may be requested, covering personal property taxes and federal tax liens filed with the Secretary of State against the owners of the manufactured home. The Motor Vehicles Division should be contacted for information regarding manufactured home ownership and security interests. Manufactured homes are not included in a title search and will not be covered by the title insurance policy unless exempted from DMV registry pursuant to ORS 820.510.

Note 1: The Company requests that a copy of the instrument creating the trust and all amendments thereto be furnished for examination, together with a sworn, written verification by all trustees that the copy of the trust submitted is a true and correct copy of the trust, as it may have been amended, that it is in full force and effect, and that it has not been revoked or terminated. A suitable form may be furnished upon request for this purpose. In lieu of the trust instrument and amendments, the trustee may furnish a certification of the trust pursuant to ORS 128.232 through 128.246.

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FROM-ASPEN TITLE &amp; ESCROW

NOV-07-2001 15:20

I CERTIFY THAT THE ABOVE EXCEPTION NUMBER 7,  
 WAS PAID IF FULL OVER 20 YEARS AGO. I CAN NOT FIND  
 THE RELEASE PAPERS AND DO NOT KNOW HOW TO GET  
 AHOLD OF THE UNDERLING.

Magdalena T. Werts  
 MAGDALENA WERTS

State of Oregon, County of Klamath  
 Recorded 11/13/01 2:38 P. m.  
 In Vol. M01, Page 57929  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2