



After recording return to:

Sylvia L. Higuera

4342 Summers Ln

Klamath Falls, OR 97603

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

Sylvia L. Higuera

Same

Escrow No. K58726S

Title No. K58726S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 06/25/2002 4:06 p.m.

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Linda Smith, County Clerk

Fcc \$ 26<sup>00</sup> # of Pgs 2

'02 JUN 25 PM4:06

### STATUTORY WARRANTY DEED

Kenneth T. Brown and Pamela S. Brown, as tenants by the entirety; Grantor, conveys and warrants to Sylvia L. Higuera, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$176,250.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of June, 2002

Kenneth T. Brown

Pamela S. Brown

STATE OF OREGON

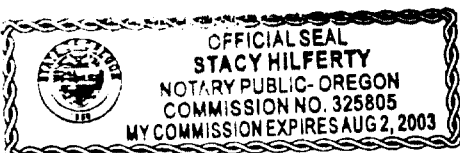
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 25 day of June, 2002  
by Kenneth T. Brown and Pamela S. Brown

Notary Public for Oregon

My commission expires: 8-20-03



K26-

## Exhibit A

A tract of land situated in the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 10, said point being N.  $0^{\circ}21'$  W. (North by recorded legal description) a distance of 633.125 feet from the Southeast corner of said Section 10; thence N.  $0^{\circ}21'$  W., a distance of 102.0 feet; thence S.  $89^{\circ}52'$  W. (West by recorded legal description) a distance of 270.2 feet to an iron pin; thence S.  $0^{\circ}21'$  E. parallel with the East line of said Section 10 a distance of 102.0 feet to an iron pin on the Northwest corner of Lot 26 "Debirk Homes"; thence N.  $89^{\circ}52'$  E. (East by recorded legal description) along the North line of "Debirk Homes" a distance of 270.2 feet, more or less to the point of beginning. Saving and excepting therefrom that portion lying within the boundaries of Summers Lane.