



Vol M02 Page 59471

After recording return to:

MATTHEW J. BROWN

11701 TINGLEY LANE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 10/17/2002 3:20 p. m.

Vol M02, Pg 59471-72

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

MATTHEW J. BROWN

11701 TINGLEY LANE

KLAMATH FALLS, OR 97603

Escrow No. MT58302-MS

Title No. _____

WARRANTY DEED

'02 OCT 17 PM 3:20

LYNN M. JANSKY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MATTHEW J. BROWN and MARGARET R. BROWN, as Tenants by the entirety

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
4009-00400-00800-000 92072

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.

The true and actual consideration for this conveyance is \$ 177,700.00.

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 16th day of October, 2002.

LYNN M. JANSKY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 16, 2002 by LYNN
M. JANSKY.

(Notary Public for Oregon)

My commission expires 12.20.02

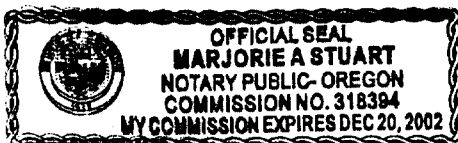


EXHIBIT "A"
LEGAL DESCRIPTION

59472

A Parcel of land situate in the SW1/4 of the NW1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 7/8" iron pipe 33 feet East of the center line of Tingley Road which is 1810.20 feet South 00 degrees 22' 00" East of a railroad spike in the intersection of Tingley and Midland Roads marking the Northwest corner of Section 4, Township 40 South, Range 9 East of the Willamette Meridian; thence running 870.40 feet in a direction of South 00 degrees 22' 00" East along the East right of way of Tingley Road to a 60 penny nail in the East half of the pavement of said Road, said nail being on the North line of the W1/2 SW1/4 of Section 4; thence turning and running 751.15 feet along said North line in a direction of North 89 degrees 36' 25" East along property owned by E. G. Parker to a 1 1/2" iron pipe 6 feet long; thence turning and running 1149.4 feet in a direction of North 41 degrees 02' 08" West along property owned by James V. Lockard to a 7/8" iron pipe which is the point of beginning.