



MTL 59272-TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
TRUHAN L. BROWN

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

TRUHAN L. BROWN, Jr.

87 Ridgcrest Dr.

Klamath Falls, OR

97601

Escrow No. MT59272-TA

Title No. _____

State of Oregon, County of Klamath

Recorded 12/24/2002 1:45 pm.

Vol M02, Pg 75336

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 DEC 24 PM 1:45

WARRANTY DEED

TODD A. COVINGTON and KATHERINE E. COVINGTON,

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

TRUHAN L. BROWN and JANE E. 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:

Lot 14 in Block 2 of TRACT NO. 1145, NOB HILL, a resubdivision of portions of
NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

173911

3809-020DD-06700

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 \$ 185,000.00.

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 23rd day of Dec, 2002.

Todd A. Covington
TODD A. COVINGTON

Katherine E. Covington
KATHERINE E. COVINGTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 23, 2002 by TODD
A. COVINGTON AND KATHERINE E. COVINGTON.

[Signature]

(Notary Public for Oregon)



My commission expires 6.19.04