



MTZ-59745 TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAEL T. BROWN

State of Oregon, County of Klamath

Recorded 04/17/2003 3:06 P m.

Vol M03 Pg 24584

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

MICHAEL T. BROWN

P.O. Box
Bonanza, OR 97623

Escrow No. MT59745-TA

WARRANTY DEED

JOSE JESUS PANTOJA and MARIA ANGELES GARCIA, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MICHAEL T. BROWN and SHANNON M. 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:

LOTS 18, 19, AND 20 IN BLOCK 45 BOWNE ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

882180

R-3911-010CC-00504-000

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 \$64,000.00.

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 17th day of April, 2003.

[Signature]
JOSE JESUS PANTOJA

[Signature]
MARIA ANGELES GARCIA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 17 2003 by JOSE JESUS PANTOJA and MARIA ANGELES GARCIA.

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04



21.00