

09 SEP 30 PM 3:46

MT- 68655 TA



Vol M03 Page 73184

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
LESLIE R. BROWN

State of Oregon, County of Klamath  
Recorded 09/30/03 3:46 p m  
Vol M03 Pg 73184  
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:

LESLIE R. BROWN  
2331 Unity St  
Klamath Falls, OR 97603

Escrow No. MT62655-TA

### WARRANTY DEED

LORENA J. WITTE and MARIAN WENGER, Grantor(s) hereby grant, bargain, sell, warrant and convey to LESLIE R. BROWN, 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:

\*AN UNMARRIED WOMAN

Beginning at a point from which the Northeast corner of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, bears East 490 feet distant; thence running South a distance of 557.24 feet to the place of beginning; from which point run South 92.88 feet; thence run West 469 feet; thence run North 92.88 feet; thence run East 469 feet to the place of beginning, all in Klamath County, Oregon.

Tax Account No.: 3909-001DB-00300-000 Key No.: 510192

**THIS DEED IS INTENDED TO BE A FULLFILLMENT DEED PURSUANT TO THE CONTRACT RECORDED IN VOLUME NO. M00, PAGE 39511.**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$ 42,500

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 22nd day of Sept, 2003

[Signature]  
LORENA J. WITTE

[Signature]  
MARIAN WENGER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 22, 2003 by LORENA J. WITTE and MARIAN WENGER.

[Signature]  
(Notary Public for Oregon)



My commission expires 6-19-04

2/1/04