

08 DEC 12 AM 11:18



NJC-63445

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LELAND BROWN
16615 VIEWPOINT LN
HUNTINGTON BEACH, CA 92647

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

LELAND BROWN
16615 VIEWPOINT LN
HUNTINGTON BEACH, CA 92647

Escrow No. 12-403811

Title No.

Vol M03 Page 90646

State of Oregon, County of Klamath
Recorded 12/12/03 11:18 a.m.
Vol M03 Pg 90646-47
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

WARRANTY DEED

HAROLD G DEMPSEY,

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

LELAND BROWN and ALEATHA BROWN, husband and wife

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

Grantor is lawfully seized in fee simple on the above granted premises, 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 \$ 38,000.00.

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 5 day of Dec, 2003

HAROLD G DEMPSEY

State of Oregon
County of MARION

This instrument was acknowledged before me on December 5, 2003 by
HAROLD G. DEMPSEY.



(Notary Public for Oregon)
My commission expires 1-29-05

26.00
an

EXHIBIT A

90647

Lot 7 of SUN ^{country}~~COUNTRY~~ ESTATES, TRACT 1352, according to the official
plat therof on file in the office of the County Clerk of Klamath County, Or.