

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 01/06/2004 11:55 a m
Vol M04 Pg 664
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:

DON & TERESA NEWCOMB
1865 LADIGO COURT
LA PINE, OR 97739

WARRANTY DEED -- STATUTORY FORM

DONALD G. BROWN, TRUSTEE UNDER THE DON AND MARVA BROWN REVOCABLE FAMILY TRUST, DATED NOVEMBER 1, 2001., Grantor,

conveys and warrants to

DON D. NEWCOMB, JR. and TERESA E. NEWCOMB, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 2, Block 4, Wagon Trail Acreages #1, Tract No. 1056, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): R127865
Map/Tax Lot No(s): 2309-1A-6800

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$35,000.00 .

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.

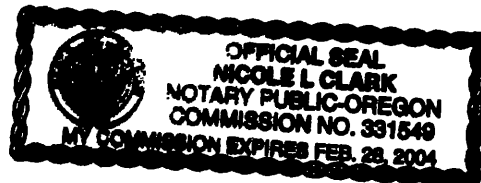
Dated this 5th day of January, 2004.

Donald G. Brown TTE
DONALD G. BROWN, TRUSTEE

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 5th 2004 by DONALD G. BROWN, TRUSTEE UNDER THE DON AND MARVA BROWN REVOCABLE FAMILY TRUST.

Nicole J. Clark
(Notary Public for Oregon)
My commission expires 2/28/04



TITLE NO. 14-0074203
ESCROW NO. 14-0074203