

04 AUG 31 PM 12:33

State of Oregon, County of Klamath  
Recorded 08/31/04 12:33 p m  
Vol M04 Pg 57906  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

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

Until a change is requested all tax statements shall be sent to the following address:  
LARRY BROWN & PETER WINBERG  
28576 HAMM RD  
EUGENE, OR 97405

*1st 436811*

**WARRANTY DEED -- STATUTORY FORM**

TONI WALTON, WHO ACQUIRED TITLE AS MARY J. MEGHREBLIAN, AS TRUSTEE OF THE MARY J. MEGHREBLIAN REVOCABLE LIVING TRUST DATED JUNE 30, 1998, Grantor,

conveys and warrants to

LARRY D. BROWN, an individual, Grantee,

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

Lot 49 in Block 3 of Tract 1122, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.

Tax Account No(s): 166992  
Map/Tax Lot No(s): 2607-1D-8700

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 \$12,000.00 .

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 26 day of August, 2004.

*Toni Walton Trustee*  
TONI WALTON, TRUSTEE

STATE OF ALABAMA, COUNTY OF Shelby ) SS.

This instrument was acknowledged before me on August 26, 2004 by TONI WALTON, TRUSTEE OF THE MARY J. MEGHREBLIAN REVOCABLE LIVING TRUST DATED JUNE 30, 1998.

*Marilyn Braswell*  
(Notary Public)

My commission expires \_\_\_\_\_

TITLE NO. 14-0066804  
ESCROW NO. 14-0066804

MARILYN K. BRASWELL  
Notary Public Alabama State at Large  
My Commission Expires February 28, 2005

*21 F*