

MTC - 66950 KR

Vol M05 Page 03694

State of Oregon, County of Klamath
 Recorded 01/18/05 3:14 p m
 Vol M05 Pg 03694-95
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Ruth Bowen

419 N. 10th Street

Klamath Falls, OR 97601

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

Ruth Bowen

419 N. 10th Street

Klamath Falls, OR 97601

Escrow No. MT66950-KR

STATUTORY WARRANTY DEED

John N. Brooks and Lorelei Newton-Brooks, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ruth Bowen**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:


The true and actual consideration for this conveyance is **\$159,000.00**.

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 7th day of January, 2005



John N. Brooks

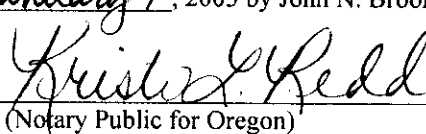


Lorelei Newton-Brooks

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on January 7, 2005 by John N. Brooks and Lorelei Newton-Brooks.

(Notary Public for Oregon)

My commission expires 11/16/2007



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 5, Block 34, ORIGINAL TOWN of Klamath Falls (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT a strip of land two feet in width off the Easterly side of said lot, ALSO SAVING AND EXCEPTING the 20 foot alley off the Southeasterly side of said lots 5 and 6 conveyed to the Town of Klamath Falls by Deed recorded in Book 17 at page 46, Records of Klamath County, Oregon.

Tax Account No: 3809-032AC-01000-000

Key No: 476247

PARCEL 2:

A strip of land two feet in width off the Easterly side of said Lots 5 and a strip of land two feet in width off the Westerly side of said Lot 6, in said Block 34, ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, except a strip 20 feet in width off the rear end of said lots.

Tax Account No: 3809-032AC-01100-0U1

Key No: 786162