



State of Oregon, County of Klamath
 Recorded 01/20/05 3:09 p m
 Vol M05 Pg 04278-80
 Linda Smith, County Clerk
 Fee \$ 3/00 # of Pgs 3

After recording return to:
 Ryan M. Brownell
 334 N. 4th Street
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Ryan M. Brownell
 334 N. 4th Street
 Klamath Falls, OR 97601

File No.: 7021-484850 (SAC)
 Date: January 12, 2005

STATUTORY WARRANTY DEED

Jimmy Jay Fallon, Grantor, conveys and warrants to **Ryan M. Brownell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

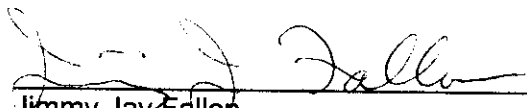
Dated this 14 day of January 2005

04279

APN: R476452

Statutory Warranty Deed
- continued

File No.: 7021-484850 (SAC)
Date: 01/12/2005


Jimmy Jay Fallon

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

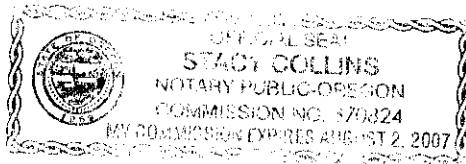
day of

20

by **Jimmy Jay Fallon**.


Notary Public for Oregon
My commission expires:

8/2/07



APN: **R476452**Statutory Warranty Deed
- continuedFile No.: **7021-484850 (SAC)**
Date: **01/12/2005****EXHIBIT A****LEGAL DESCRIPTION:**

That portion of Lots 1 and 2 in Block 49 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Northeast corner of said Lot 1; being the corner of 4th and Washington Streets; thence West along Washington Street 55.6 feet; thence South and parallel with 4th Street, 30 feet; thence West and parallel with Washington Street 6.4 feet; thence South and parallel with 4th Street, 10 feet; thence East and parallel with Washington Street, 62 feet to the West line of said 4th Street; thence North along said line of 4th Street 60 feet to the place of beginning.