

MTJ-70087KR



M05-65630

Klamath County, Oregon

10/03/2005 11:14:42 AM

Pages 1 Fee: \$21.00

After recording return to:

Patricia Brown

PO Box 20517

Castro Valley, CA 94546

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

Patricia Brown

PO Box 20517

Castro Valley, CA 94546

Escrow No. MT70687-KR

Title No. 0070687

SWD

STATUTORY WARRANTY DEED

Diahn S. Fox, Grantor(s) hereby convey and warrant to **Patricia Brown**, 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:

All those portions of Government Lot 7 and Government Lot 8 and the W1/2 W1/2 W1/2 NE1/4 lying North of the existing highway as now located, in Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, and SE1/4 SW1/4; W1/2 W1/2 SW1/4 SE1/4 of Section 15, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3307-V0000-02400-000

Key No: 74840

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 **\$685,000.00**.

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 30th day of September, 2005.

Diahn S. Fox
Diahn S. Fox

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 30, 2005 by Diahn S. Fox.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/0