

2007-011560

Klamath County, Oregon

After Recording Return to:

ADAM C. BROWN and BRANDY L. BROWN

1625 Willford Ave  
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ADAM C. BROWN and BRANDY L. BROWN

Same as above



00025763200700115600010017

06/27/2007 11:47:00 AM

Fee: \$21.00

## WARRANTY DEED

(INDIVIDUAL)

ATE: 64929 MS

JACK L. ROOKSTOOL, herein called grantor, convey(s) to ADAM C. BROWN and BRANDY L. BROWN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 3 and 4, Block 39, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029AC TL 13800 KEY #215118

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$179,900.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated June 25, 2007.

  
JACK L. ROOKSTOOL


STATE OF OREGON, County of Klamath) ss.

On June 25, 2007 personally appeared the above named JACK L. ROOKSTOOL and acknowledged the foregoing instrument to be his voluntary act and deed.

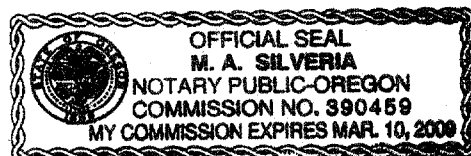
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064929

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



#21-A