

MTC 80362

2007-015721
Klamath County, Oregon



09/06/2007 11:58:00 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

MELODY L. SEARS, Grantor,

conveys and warrants to

KENNETH W. BROWN and VALERIE E. BROWN, husband and wife, Grantee,

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

LOT 1 IN BLOCK 1 OF NEW PINE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 135632


Map/Tax Lot No(s): 2310016AO 01400 000

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 \$175,000.00 .

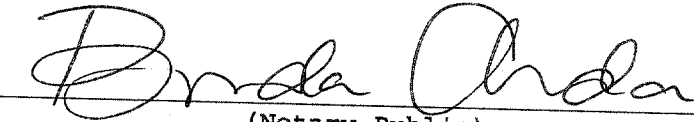
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 ORS 197.352.

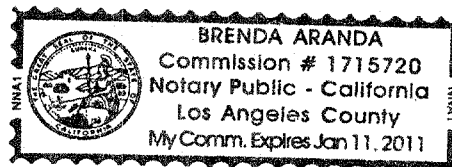
Dated this 4th day of September, 2007.


MELODY L. SEARS

STATE OF CALIFORNIA, COUNTY OF Los Angeles ss.

This instrument was acknowledged before me on September 04, 2007 by MELODY L. SEARS.


(Notary Public)
My commission expires January 11, 2011



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:

KENNETH W. & VALERIE E. BROWN
21343 E WELDON AVE
SANGER, CA 93657

TITLE NO. 80362
ESCROW NO. 14-0032207

21.00