

Eva M. Brown

Grantor

Eva M. Brown, Trustee
2507 Nile St.
Klamath Falls, OR 97603

2008-002926

Klamath County, Oregon



00041352200800029260020021

03/07/2008 01:14:35 PM

Fee: \$26.00

Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address: Same as Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Eva M. Brown, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eva M. Brown, Trustees of EVA M. BROWN REVOCABLE LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

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

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 6th day of March, 2008.

Eva M. Brown
Eva M. Brown

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Eva M. Brown and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)



Before me: [Signature]
Notary Public for Oregon

EXHIBIT "A"

A portion of Lots 14 and 15, Block 1, HOMELAND TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 14, Block 1, HOMELAND TRACTS; thence South 89 degrees 54' 40" East, along the North line of said Lot 14, 210.37 feet more or less; thence South 0 degrees 55' 15" East, 94.71 feet; thence South 88 degrees 04' 35" West 210.37 feet to the East boundary of Nile Street; thence North 0 degrees 55' 15" East along said street boundary, 102.10 feet to the true point of beginning.

EXCEPTING THEREFROM, that portion of Lot 14, Block 1, HOMELAND TRACTS, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Lot 14; thence South 89 degrees 54' 40" East along the North line of said Lot 14 a distance of 210.37 feet to a 5/8" iron pin thence; leaving said North line South 0 degrees 55' 15" East 1.5 feet; thence Westerly to a point that is South 0 degrees 55' 15" East 3.5 feet from the point of beginning of this description; thence North 0 degrees 55' 15" West 3.5 feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within parcel of land conveyed to Noel T. Patrick and Christena M. Patrick by Quitclaim Deed recorded in Volume M-74 at Page 12047 on September 10, 1974.

CODE 43 MAP 3909-1CB TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of Aug. A.D., 19 92 at 10:43 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 17404.

FEE \$35.00

Evelyn Biehn County Clerk

By *D. M. Mendenhall*