

mlc 95374

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**2013-001666**  
Klamath County, Oregon  
02/13/2013 10:15:53 AM  
Fee: \$52.00

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) &  
205.238:

**CHICAGO TITLE SERVICELINK DIV.  
4000 INDUSTRIAL BLVD.  
ALIQUIPPA, PA 15001**

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**WARRANTY DEED**

**3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)**

DANIELLE A. IVES NKA DANIELLE A. BROWN  
MITCHELL S. BROWN

**Grantor's Address: 4426 ALTAMONT DR  
KLAMATH FALLS, OR 97603**

**4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)**

**MITCHELL S. BROWN  
DANIELLE A. BROWN**

**Grantee's Address:  
KLAMATH FALLS, OR 97603**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

**6. TRUE AND ACTUAL  
CONSIDERATION** - Required by

ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument: 128247.00  
\$10.00

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

000R543987

**AFTER RECORDING RETURN TAXES TO:**

4426 ALTAMONT DRIVE  
KLAMATH FALLS, OR. 97603

52 AMT

*mtc 95374*  
**This document prepared by:**  
**Ashley Miller**  
SERVICELINK *24575046*  
4000 Industrial Blvd.  
Aliquippa, PA 15001

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

4426 ALTAMONT DR  
KLAMATH FALLS OR 97603

Order No: 21405349

For Recorder's Use Only

### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DANIELLE A. IVES NKA DANIELLE A BROWN AND MITCHELL S. BROWN, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto MITCHELL S BROWN AND DANIELLE A BROWN, HUSBAND AND WIFE hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon, to-wit:

#### LEGAL DESCRIPTION:

**See Exhibit A attached hereto and made a part hereof**

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of KLAMATH County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [ ] prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantors.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors.

WITNESS Grantor(s) hand(s) this the 23 day of January, 2013

Mitchell S Brown

MITCHELL S BROWN

Danielle A Ives NKA Danielle A Brown

DANIELLE A IVES NKA DANIELLE A BROWN

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.

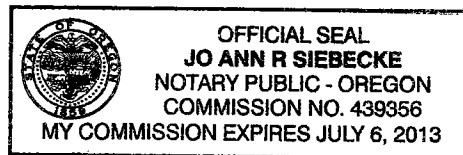
STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on JAN 23, 2013 (date) by  
MITCHELL S. BROWN and DANIELLE A IVES \* (name(s) of person(s))  
NKA DANIELLE A. BROWN

Joann R Siebecke  
Notary Public

JOANN R. SIEBECKE  
Print Name

My Commission Expires: 07.06.2013



**Exhibit "A"**  
**Legal Description**

Lot 30 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon

Tax ID: