

2014-010932

Klamath County, Oregon



00160354201400109320010010

10/17/2014 03:24:19 PM

Fee: \$42.00

AFTER RECORDING. RETURN TO:

Dan Paul Brown
 Katrina Brown
 5438 Bel Air Drive
 Klamath Falls, OR 97603

Until requested otherwise, send all
 tax statement to:

Dan Paul Brown
 Katrina Brown
 5438 Bel Air Drive
 Klamath Falls, OR 97603

WARRANTY DEED

Dan Paul Brown, "Grantor," hereby convey and warrant, to **Dan and Katrina Brown**, husband and wife, as Tenants in the Entirety, "Grantees," and grantees' heirs, successors and assigns the following real property, free of encumbrances except for matters of public record or as specifically set forth herein the County of Klamath, State of Oregon, to wit:

The Southeasterly 55.5 feet of Tract 44 of Homedale, more particularly described as follows: Beginning at the most Easterly corner of said Tract 44; thence Northwesterly along the Southwesterly line of Harlan Drive, a distance of 55.5 feet; thence Southwesterly, parallel with the line between Tracts 44 and 45 of Homedale, a distance of 300 feet; thence Southeasterly along the Southwesterly line of said Tract 44, a distance of 55.5 feet; thence Northeasterly along said line between Tracts 44 and 45 a distance of 300 feet to the place of beginning.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Acreage and use limitation under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations thereunder; Rules, Regulations, and assessments of South Suburban Sanitary District; Assessments of the City of Klamath Falls, for monthly water and/or sewer service.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.

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 17 day of October, 2014.

Dan Paul Brown
 Dan Paul Brown

STATE OF OREGON)

County of Klamath)ss.

The foregoing instrument was acknowledged before me this 17th day of October, 2014 by Dan Paul Brown.

Karen Raye Chesney
 Notary Public for Oregon
 6-5-18

