

BARBARA L. BRINK, Grantor, conveys and warrants to JOSEPH J. KURKA and ROBERTA E. KURKA, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the Northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except:

1. Subject to an easement, including the conditions and restrictions thereof, as contained in deed recorded May 22, 1973, in Volume M73, page 6223, Microfilm Records of Klamath County, to-wit:

"Together with the perpetual easement in and use of the hot water well now on the Southwesterly line of the granted premises at a point thereon approximately 70 feet from the Northwesterly line of Huron Street and of ingress and egress on the adjacent property for the purpose of maintaining and repairing said well and installation of coils therein, but reserving unto grantors and their heirs and assigns, as owners of the portions of said Lots 6 and 5 Southwesterly of the granted premises of the like perpetual easement in and use of said hot water well and of ingress and egress on the adjacent property for the purpose of maintaining and repairing said well and installation of coils therein, the expense of the operation, care and maintenance of the same and the coil therein to be shared equally; provided further, however, grantors and their heirs and assigns, as owners of said property lying Southwesterly of the granted premises, reserve the right to install their own coil in said well and to pump therefrom, and if they do so they will pay all expense connected with said coil and the use thereof and grantees and their heirs and assigns, as owners of the granted premises, shall have the exclusive use of the present coil and shall bear all expense incident thereto."

2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 16, 1975

Recorded: April 16, 1975 in Volume M75, page 4116, Microfilm Records of Klamath County, Oregon

Amount: \$35,000.00

Mortgagor: Bruce E. Brink and Barbara L. Brink, his wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

19203

Dated: November 15, 1977
Recorded: November November 15, 1977 in Volume M77, page 22217, Microfilm
Records of Klamath County, Oregon
Amount: \$7,500.00
Mortgagor: Bruce E. Brink and Barbara L. Brink, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans'
Affairs

4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 10, 1984
Recorded: January 17, 1984
Volume: M84, page 879, Microfilm Records of Klamath County, Oregon
Amount: \$16,874.35
Mortgagor: Barbara L. Brink
Mortgagee: James L. Crapo and Helen R. Crapo, husband and wife, or the survivor of them

The true consideration for this conveyance is a like kind exchange of real property.

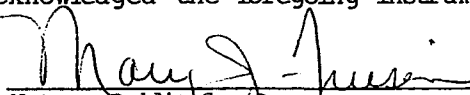
This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

Dated this 8th day of November, 1984.


BARBARA L. BRINK

STATE OF OREGON)
) ss.
COUNTY OF Marion)

On this 8th day of November, 1984, personally appeared before me the above named BARBARA L. BRINK, and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon
My commission expires: 1/3/88

AFTER RECORDING AND SEND TAX STATEMENTS TO:

Joseph J. & Roberta E. Kurka
5513 Dishion Court SE
Salem, OR 97301

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 13th day of November A.D. 19 84
at 2:22 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 19202

EVELYN BIEHN, County Clerk

By  Deputy

Fee 8.00 Index: \$1.00

[AG29/Q]