

31581

Vol. m 91 Page 12867

ASPEN 36641

WARRANTY DEED

JOYCE SELLARS, a widow, hereinafter referred to as "Grantor", conveys and warrants unto BRUCE E. BRINK, hereinafter referred to as "Grantee", all that real property situated in Klamath County, State of Oregon and described as:

See attached Exhibit "A".

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances except:

1. Subject to real property taxes for the year 1991-92, which are a lien but not yet payable.

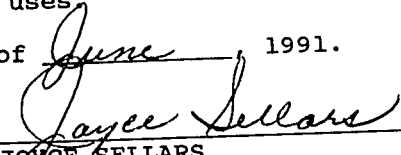
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

3. Conditions, restrictions as shown on the recorded plat of Industrial Addition to the City of Klamath Falls.

The true and actual consideration for this transfer is \$5,500.00.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 28 day of June 1991.


JOYCE SELLARS

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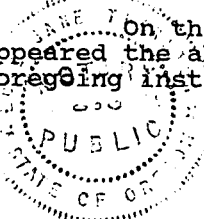
WARRANTY DEED

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STATE OF OREGON

COUNTY OF Klamath) §

On the 28th day of June, 1991, personally appeared the above-named JOYCE SELLARS and acknowledged the foregoing instrument to be a voluntary act. Before me:

San Jane [Signature]
Notary Public for OregonMy Commission Expires: 5-1-94

Mail Tax Statements to:
246 East Main Street
Klamath Falls, Oregon 97601

WARRANTY DEED
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A portion of Lots 25 and 26, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 25; thence Northerly along the Easterly boundaries of the said Lots 25 and 26, 58.0 feet; thence Northwesterly along the Northeasterly boundary of the said Lot 26, 21.00 feet, more or less, to a point in a line parallel with and 29.00 feet distant at right angles Southeasterly from the Northwesterly boundaries of the said Lots 25 and 26; thence Southwesterly along said parallel line 35.62 feet, more or less, to a point in the Southerly boundary of the said Lot 25; thence Easterly along the said Southerly boundary of Lot 25, 66.57 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-33BA TL 11900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of July A.D., 19 91 at 3:31 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 12867.
FEE \$38.00 Evelyn Biehn County Clerk
By Online Mullendore

Return: ATC