

33834

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Aspen Title #01037320
WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, conveys and warrants unto BRUCE E. BRINK, LEELEA BENJAMIN, (HELEN WOLTER, KEVIN R. BRINK), not as tenants in common, but with full rights of survivorship, grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

The West 171 feet of Tract #2, INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable. Tax account No. 547867.
2. Any redemption related to the foreclosure of that certain mortgage dated November 24, 1991, wherein Dale F. Shrader and Margaret H. Shrader were the mortgagor's.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

TO HAVE AND TO HOLD said real property unto said grantees, their heirs and assigns forever.

"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 USES."

[Handwritten signature]
[Handwritten initials]

Warranty Deed
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IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 2nd day of August, 1991.

The true and actual consideration for this conveyance is \$23,851. The foregoing recital of consideration is true as I verily believe.

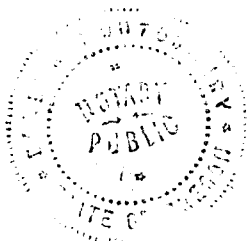
STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Cliff Jones
Cliff Jones
Loan Processing Manager

STATE OF OREGON)
)ss
County of Marion)

Before me, a Notary Public, personally appeared the above-named Cliff Jones, authorized to act on behalf of the duly appointed and acting Director of Veterans' Affairs for the STATE OF OREGON, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.



Eileen Montgomery
Notary Public for Oregon
My Commission expires: 8-27-92

bh/em/eab/1662

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of Aug. A.D., 19 91 at 10:48 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 17196

FEE \$33.00

Evelyn Biehn, County Clerk
By Douglas M. Biehn

Return: ATC