



WARRANTY DEED

#03041319

AFTER RECORDING RETURN TO:

BRUCE E. BRINK
1643 MANZANITA
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THOMAS C. WAGNER and PATRICIA J. WAGNER, husband and wife hereinafter called GRANTOR(S), convey(s) to BRUCE E. BRINK and HELEN WOLTER, not as tenants in common but with full rights of survivorship hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 24 and 25, Block 25, INDUSTRIAL ADDITION TO THE CITY OF KLANATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AB TL 5800

Bob

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$10,000.00.

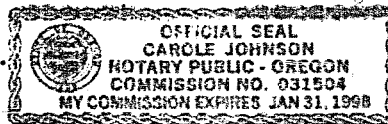
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of March 1994.

Thomas C. Wagner
THOMAS C. WAGNER

Patricia J. Wagner
PATRICIA J. WAGNER

STATE OF OREGON, County of Klamath) ss.

On this 1st day of March, 1994,

Personally appeared the above named THOMAS C. WAGNER and PATRICIA J. WAGNER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 1st day of March A.D., 19 94 at 11:06 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 6418

FEE \$30.00

Evelyn Biehn County Clerk
By Lenette Mueller