

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041274

AFTER RECORDING RETURN TO:
Helen Wolter and Bruce E. Brink
143 Main Street
Klamath Falls, OR 97601

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

WATIE J. CHARLES and BESSIE CHARLES, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HELEN WOLTER and
BRUCE E. BRINK, mother and son, 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:

The Northeasterly one half of Lots Five (5) and Six (6) in Block
Twenty Two (22) of INDUSTRIAL ADDITION to the City of Klamath
Falls, County of Klamath, State of Oregon.
Code Map 3809-388A, Tax Lot 2100

"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
\$15,500.00.

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 23rd day of February, 1994.

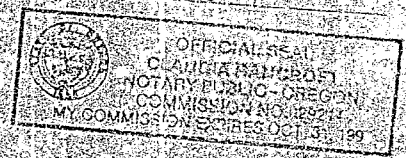
X Watie J. Charles
WATIE J. CHARLES

X Bessie Charles
BESSIE CHARLES

STATE OF Oregon, County of Jackson ss.

On March 17, 1994, personally appeared the above named
WATIE J. CHARLES and BESSIE CHARLES and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: Clarecia Bancroft
Notary Public for Oregon
My Commission Expires 10-31-97



STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of Aspen Title Co
of March A.D. 1994 at 2:20 o'clock P. M. and duly recorded in Vol. M94
of Deeds on Page 8677

FEE \$35.00

Evelyn Biehn, County Clerk
By [Signature]

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