



WARRANTY DEED

ASPEN TITLE & ESCROW, INC. #02042059

AFTER RECORDING RETURN TO:
HELEN WOLTER and BRUCE E. BRINK

1243 Manzanita
Klamath Falls, OR. 97601

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

EDITH V. ROCK, 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 North 40 feet of Lots 454 and 455 in Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, Tax Lot 12000

"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 Trust Deeds in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon and Klamath County, recorded September 15, 1976 in Book M-76, page 14471 and October 19, 1993 in Book M-93, page 27323, respectively, in Klamath County Mortgage Records, which Trust Deeds the Grantees herein agree to assume and pay according to the terms and provisions contained therein,

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 \$28,653.99.

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

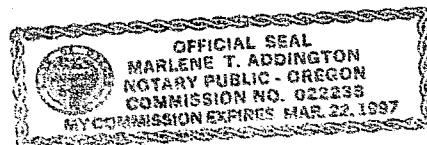
IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of July, 1994.

Edith V. Rock.
EDITH V. ROCK

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 29th day of July, 1994, by EDITH V. ROCK.

Before me: Marlene T. Addington
Notary Public for Oregon. My Commission Expires: 3-22-97



WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 29th day of July A.D., 19 94 at 3:45 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 23346.

FEE \$35.00

Evelyn Biehn - County Clerk
By Ruth M. Miller

Know all men by these presents that the undersigned, the County of Klamath, Oregon, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, Oregon.

Witness my hand and the seal of the County of Klamath, Oregon, this 29th day of July, 1994.

Given under my hand and the seal of the County of Klamath, Oregon, this 29th day of July, 1994.

Notary Public for the County of Klamath, Oregon.

My commission expires on the 29th day of July, 1994.

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