

MTC 333408-8W  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY ALDRIDGE and AUDREY ALDRIDGE, TRUSTEES OF THE ALDRIDGE FAMILY TRUST, as to an undivided 1/2 interest AND RANDAL BRINK and LAURIE\*\* hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK G. GREGORY and SANDRA ANN TURNER, with the rights of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

\*\*TINA BRINK, as tenants by the entirety, as to an undivided 1/2 interest, ALL AS TENANTS IN COMMON

Lot 37 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

## MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 69,500.00

However, the deed contains no consideration of the property of value given or promised which is the value of the consideration in fact, which, with the terms of the deed, should be stated. See ORS 93.001

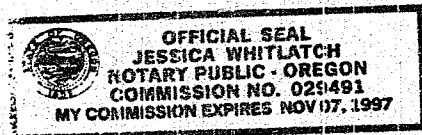
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5 day of August, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ss.  
August 5, 1994

Personally appeared the above named  
HARRY ALDRIDGE AND AUDREY ALDRIDGE,  
TRUSTEES OF THE ALDRIDGE FAMILY TRUST  
RANDAL BRINK LAURIE TINA BRINK  
and acknowledged the foregoing instrument  
to be THEIR voluntary act and deed.

Before me: Jessica Whitlatch  
Notary Public for Oregon  
My commission expires: 11/7/97



Harry Aldridge Trustee  
HARRY ALDRIDGE, TRUSTEE  
Audrey Aldridge Trustee  
AUDREY ALDRIDGE, TRUSTEE  
Randal Brink  
RANDAL BRINK  
Laurie Tina Brink  
LAURIE TINA BRINK

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

TRUSTEES OF THE ALDRIDGE FAMILY TRUST  
5240 Bristol  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS  
FRANK GREGORY AND SANDRA TURNER  
5035 Summers Lane  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
FRANK GREGORY AND SANDRA TURNER  
5035 Summers Lane  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
FRANK GREGORY AND SANDRA TURNER  
5035 Summers Lane  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 8th day of Aug, 1994, at 11:11 o'clock A. M., and recorded in book M94 on page 24330 or as file/reel number 85547, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline Mullins Deputy

Fee \$30.00