



WARRANTY DEED

ATE #02042522

AFTER RECORDING RETURN TO:

MR. & MRS. JOHN H. RISKUS
P. O. BOX 181
KEALIA, HI 96751-0181

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

L. W. VANBRINK and LAURA VANBRINK, husband and wife, hereinafter called GRANTOR(S), convey(s) to JOHN H. RISKUS and PILAR RISKUS, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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, contracts and/or liens for irrigation and/or drainage, and the Trust Deed recorded in Book H-77, at page 1174 which Grantees herein do not assume or agree to pay,

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 \$32,000.00.

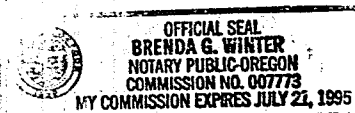
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of November, 1994.

L. W. Van Brink
L. W. VANBRINK

Laura Van Brink
LAURA VANBRINK

STATE OF OREGON)
County of Josephine) ss.



The foregoing instrument was acknowledged before me this 22nd day of November, 1994, by L. W. VANBRINK and LAURA VANBRINK.

Before me: Brenda G. Winter
Notary Public for OREGON
My Commission Expires: 7-21-95

EXHIBIT "A"

Beginning at the Northeasterly corner of Lot 7, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southwesterly on the Northerly line of said Lot 7, a distance of 39.24 feet; thence Southeasterly parallel with 9th Street, 60 feet; thence Northeasterly at right angles with 9th Street to the Northeasterly side of Lot 8; thence Northerly along the Easterly side of Lot 8 to the Northeast corner of said Lot 8; thence Southwesterly along the Northerly line of Lot 8 to the place of beginning.

EXCEPT portion conveyed to City of Klamath Falls by deed recorded July 14, 1938 in Book 116 at Page 481, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29DC TL 14900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
of Dec A.D. 19 94 at 3:35 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 36851
Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00