



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042525

AFTER RECORDING RETURN TO:

Ms. Helen Wolter and Mr. Bruce E. Brink

1643 MANZANITA
Klamath Falls Or. 97601

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

RUTH A. RICE, 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:

See Legal Description attached hereto and Marked Exhibit "A" and by this reference 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:

- 1) 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
- 2) Trust Deed, including the terms and provisions thereof, recorded November 15, 1988, in Book M-88, Page 19308, and re-recorded January 6, 1989 in Book M-89, Page 298, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein. AND
- 3) Mortgage, including the terms and provisions thereof, recorded December 31, 1986, in Book M-86, Page 24327, and by mesne assignments, now in favor of Ernest L. Mathes & Karen P. Mathes, as to 2/7 interest and Grant March Revocable Trust dated December 11, 1991, as to 5/7 interest, which Mortgage the Grantees herein DO NOT agree to assume and pay and Grantor holds Grantees harmless therefrom.,

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

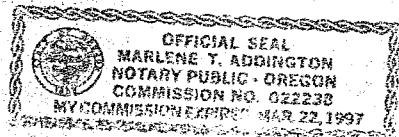
The true and actual consideration for this transfer is
\$315,000.00.

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 6th day of December, 1994.

Ruth A. Rice
RUTH A. RICE

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 7th
day of December, 1994, by RUTH A. RICE.

Continued on next page

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Before me: W. Arlene C. Add
Notary Public for Oregon
My Commission Expires: March 22, 1997

LIFE SYSTEMS, INC.

2000

EXHIBIT "A"

PARCEL 1:

Lots 1 and 2, Block 2, MILLS GARDENS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the South 70 feet of Lots 1 and 2 (as measured along the West line of Lot 2) Block 2, MILLS GARDENS ADDITION (the North line to be parallel and 70 feet from when measured at right angles to the South line of Lots 1 and 2).

TOGETHER WITH that portion of vacated Pear Street described as follows:

Beginning at the Northwest corner of Lot 2, Block 2, MILLS GARDENS; thence North on the West line of Lot 2 extended a distance of 20 feet; thence North 89 degrees 45' East a distance of 53.5 feet; thence South 21 degrees 40' East a distance of 21.48 feet; thence South 89 degrees 45' West on the South line of said Pear Street, a distance of 61.4 feet to the point of beginning.

CODE 203 MAP 3809-34BC TL 2200

PARCEL 2:

Lots 1, 2, 3, 4 and the Easterly half of Lot 5, Block 1, MILLS GARDENS, in the County of Klamath, State of Oregon. TOGETHER WITH the half vacated portion of Pear Street adjacent to Lot 1.

CODE 203 MAP 3809-34BC TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day
of Dec A.D., 19 94 at 3:42 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 37376

FEE \$40.00

Evelyn Biehn County Clerk

By Pauline Mulendore