

WARRANTY DEED

Aspen Title #02042415 AFTER RECORDING RETURN TO: BRUCE E. BRINK HELEN WOLTER 1643 Manzanita Klamath Falls, OR 97601

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

JAMES S. MC FADDEN, hereinafter called GRANTOR(S), convey(s) to BRUCE E. BRINK AND HELEN WOLTER, Not as tenants in commom but with the rights of survivorship hereinafter called GRANTEE(S) all that real property situated in the County of KLAMATH, State

Lot 606, Block 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 14900

"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 LAWSHITS ACAIMST 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 Trust Deed recorded July 22, 1986 in Book M86, page 12783 which Grantees herein agree to assume and pay according to the terms 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 \$16,350.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument

JAMES S. MC

STATE OF OREGON

County of Klamath

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MYCOMMISSION NO. 022238 The foregoing instrument was acknowledged before me this 22nd day of November 1994, by James S. Mc Fadden.

SELECTROSSICA

Notary Public for Oregon
My Commission Expires: 3-229

書稿報 550

STATE OF OREGON: COUNTY OF KLAMATH:

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PARTY CONTROL OF THE PARTY CON

Aspen Title Company _ the . day Filed for record at request of . M94 _ A.D., 19 <u>94</u> at 11:36 o'clock A. M., and duly recorded in Vol. _ of <u>December</u> on Page 38522 of Deeds Evelyn Biehn - County Clerk By Danie ne Millenstere FEE \$35.00

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