



## WARRANTY DEED

Aspen Title #01042559

AFTER RECORDING RETURN TO:  
 Mr. and Mrs. John H. Riskus  
 4811 Kawaihan Rd.  
 Kapaa, Hawaii 96746

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

BRUCE E. BRINK and LEELA BENJAMIN, 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 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 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 including  
 the terms and provisions thereof, recorded June 13, 1989, in  
 Book M89 page 10528, in favor of Klamath First Federal Savings  
 and Loan Association which Grantee DOES NOT agree to assume and  
 pay according to the terms and provision 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  
 \$58,500.00.

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 21st day of December, 1994.

Bruce E. Brink  
 BRUCE E. BRINK

X Leela Benjamin  
 LEELA BENJAMIN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged  
 day of December, 1994, by BRUCE E. BRINK.

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

STATE OF CALIFORNIA )  
 )ss.  
 COUNTY OF LOS ANGELES )

On December 22<sup>nd</sup>, 1994, before me, SHAFI KARIM NOTARY PUBLIC  
 personally appeared LEELA BENJAMIN, personally known to me (or  
 proved to me on the basis of satisfactory evidence) to be the  
 person(s) whose name(s) is/are subscribed to the within

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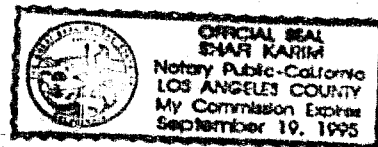
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

My commission expires:

9.19.95



*[Faint, mostly illegible text, likely the body of the deed or warranty instrument.]*

WITNESSES  
[Illegible names]

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 44, Nichols Addition to the City of Klamath Falls; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street; 20 feet to the true point of beginning; thence continuing Southeasterly along said line 28.7 feet; thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly corner of property described in Book 176 at Page 281, Deed Records; thence Northwesterly along the Southerly line of property described in Book 176 at Page 281, Deed Records to a point that is 20 feet Southeasterly from the Northwesterly line of Lot 3; thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 19th day  
of Jan A.D. 19 95 at 11:23 o'clock AM., and duly recorded in Vol. 425  
of Deeds on Page 1280

FEE \$40.00

Bernetha G. Letsch - County Clerk

By Christine Miller