04-03-95A11:18 RCVD

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TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #01042987

AFTER RECORDING RETURN TO: TIMOTHY D. CLAUSON 101 LINCOLN ST. 2935 1/2 Corter Street KLAMATH FALLS, OREGON 97601

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

BRUCE E. BRINK AND HELEN G. WOLTER, son and mother, hereinafter called GRANTOR(S), convey(s) to TIMOTHY D. CLAUSON, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5, Block 17, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BD TAX LOT 2600

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 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 \$31,500.00.

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 31st day of March, 1995.

BRUCE E. BRINK

STATE OF OREGON

)ss.

County of Klamath

The foregoing instrument was acknowledged before me this 3/5/day of March, 1995, by BRUCE E. BRINK AND HELEN G. WOLTER.

Before me: In allone. Notary Public for Oregon dingto

My Commission Expires: 3-22

MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPIRES MAR. 22, 1997

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County of Kladauk

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