

WARRANTY DEED

ASPEN TITLE #01042987

AFTER RECORDING RETURN TO:  
TIMOTHY D. CLAUSON  
~~101 LINCOLN ST.~~ 2935 1/2 Cortez 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.

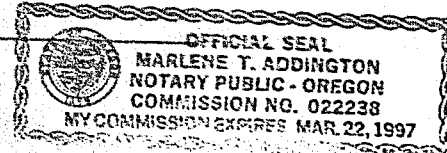
Bruce E. Brink  
BRUCE E. BRINK

Helen G. Wolter  
HELEN G. WOLTER

STATE OF OREGON           )  
County of Klamath        ) ss.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day  
of March, 1995, by BRUCE E. BRINK AND HELEN G. WOLTER.

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





8267

Vol 17948

04-03-2241118 RVD

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of April 1995 at 11:18 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 7948.

FEE \$35.00

By Bernetha G. Leach, County Clerk

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

Lot 8, Block 13, BMAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH  
County, in the County of Klamath, State of Oregon.

CODE 1 MAR 1995-3200 TAX LOT 1300

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  
GRANTEE SHALL ACQUIRE PERMIT TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LANDS ACROSS  
FROM THE PROPERTY DESCRIBED AS DEFINED IN ORS 30.300.

and covenants) and 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 partition 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  
\$11,500.00.

In testimony whereof, the grantor has executed this instrument  
on the day of March, 1995.

WALTER E. BRINK

HELEN G. WOLTER

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this 31st day  
of March, 1995, by WALTER E. BRINK AND HELEN G. WOLTER.

