



WARRANTY DEED

ASPEN TITLE #01043132

AFTER RECORDING RETURN TO:
GREGORIO VILLEGAS4519 Crosby
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BRUCE E. BRINK AND HELEN G. WOLTER, hereinafter called
GRANTOR(S), convey(s) to GREGORIO VILLEGAS, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lots 43 and 44 and the S 1/2 of vacated alley adjoining in Block
2, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2CB TAX LOT 1800

G.V.R. "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 19, 1989, in
Volume M89 Page 10936, Mortgage Records of Klamath County,
Oregon, in favor of Klamath First Federal Savings & Loan
Association, which Trust Deed Grantee herein DOES NOT agree to
assume and pay according to the terms and conditions contained
therein, and Grantor holds Grantee 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
\$52,000.00.

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 7th day of June 1995.

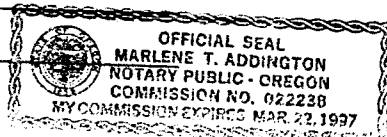
Bruce E. Brink
BRUCE E. BRINK

Helen G. Wolter
HELEN G. WOLTER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 8th day
of June, 1995, by BRUCE E. BRINK AND HELEN G. WOLTER.

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



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of June A.D., 19 95 at 10:45 o'clock A M., and duly recorded in Vol. 1495
of Deeds on Page 15233.

FEE \$35.00

By Bernetha G. Letsch County Clerk