



WARRANTY DEED

ASPEN TITLE #05043972

AFTER RECORDING RETURN TO:

BRUCE E. BRINK
HELEN G. WOLTER
1643 MANZANITA
KLAMATH FALLS, OREGON 97601

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

MARIE LAVON WADE AND JO ANN HOLIEN VINYARD, who took title as JO ANN HOLIEN, hereinafter called GRANTOR(S), convey(s) to BRUCE E. BRINK AND HELEN G. WOLTER, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of Lots 13 and 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at point on Michigan Avenue 26' 3" Southeasterly from the Northwesterly corner of Lot 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly at right angles to Michigan Avenue 60 feet; thence Southeasterly and parallel to Michigan Avenue 26' and 3"; thence Southwesterly and parallel with Menlo Avenue Way 60 feet to the line of Michigan Avenue; thence Northwesterly along the line of Michigan Avenue 26' 3" to the place of beginning.

CODE 1 MAP 3809-28CC TAX LOT 1700

"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 \$15,750.00.

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 1ST day of NOVEMBER 1995.

Marie Lavon Wade
MARIE LAVON WADE

Jo Ann Holien Vinyard
JO ANN HOLIEN VINYARD

On Nov 9, 1995, JO ANN HOLIEN VINYARD personally appeared before me,

☒ who is personally known to me
☐ whose identity I proved on the basis of FFOR GOLD 4625 2020
☐ whose identity I proved on the oath/affirmation of 0444 0851

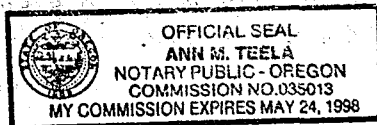
to be the signer of the above document, and he/she acknowledged 30893
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30894

that he/she signed it.

Notary Public for OREGON
My Commission Expires: 5/24/98



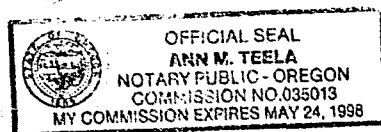
STATE OF OREGON
County of WASHINGTON

On Nov 9, 1995, MARIE LAVON WADE personally appeared before me,

☒ who is personally known to me
☒ whose identity I proved on the basis of FDOL GOLD 4625 20210131
☐ whose identity I proved on the oath/affirmation of USA 2/96, a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public for OREGON
My Commission Expires: 5/24/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of November A.D., 19 95 at 11:25 o'clock A. M., and duly recorded in Vol. M95
of Deeds on Page 30893.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

Aspen Title & Escrow, Inc.
Aspen

8388

30883