11-13-95A11:25 RCVD



8988

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 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 and parallel to Michigan Avenue 26' and 3"; soutneasterry and parallel to Michigan Avenue 20 and 5; 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 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. BEFORE SIGNING OF 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, 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 event as shown above. 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. Yon Wade Marie Ia

higard TO ANN HOLIEN

MARIE LAVON WADE

before me,

_, 1995, JO ANN HOLIEN VINYARD personally appeared on More 9

ORDL 2185247 2194 who is personally known to me Whose identity I proved on the basis of <u>F-DOR Golds</u> 4625,20 whose identity I proved on the oath/affirmation of

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

Notary Public for OREGON My Commission Expires: <u>5/24/98</u> STATE OF OREGON County of <u>WAshing Ton</u> On <u>Nota 9</u> , 1995, MARIE LAVON WADE personally app me, who is personally known to me <u>whose identity I proved on the basis</u> whose identity I proved on the basis whose identity I proved on the oath/a to be the signer of the above document, and he/sl that he/she signed it. <u>Motary Public for OREGON</u> <u>Shullos</u>	0223463 798 of <u>FDC 6015 4625</u> 2027 affirmation of 632 edible witness
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