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WARRANTY DEED

ASPEN TITLE #01043132

AFTER RECORDING RETURN TO: GREGORIO VILLEGAS 4519 Crosby Klamath Falls, OR 97603

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

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION. SEI CORRECT LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

Bruce E. Bring Bruce E. Brine

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

"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.

uce

BRUCE E. BRINK

HELEN WOLTER

STATE OF OREGON, County of Klamath)ss.

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

Before me: 1 Stene
Notary Public for OREGON

My Commission Expires:

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - CREGON
COMMISSION NO. 022228
COMMISSION EXPIRES MAR. 22, 1997

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FEE	\$35.00	INDEXED			Ву	By Man He Her			County Clerk			/; /
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HELEN'S WILLEY

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EXHIBIT "A"

PARCEL 1:

Lot 42 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 TL 1700

PARCEL 2:

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 TL 1800

STATE C	OF OREGON:	COUNTY OF	KLAMATH:	SS
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Filed for record at requ	uest of <u>Aspen Title</u>	& Escrow	the 22nd	dav
of <u>February</u>	A.D., 1996 at	3:04 o'clock _	4.0	ua)
	of <u>Deeds</u>		on Page <u>4908</u>	,
FEE \$5.00		Ву	Bernetha G. Leisch, County Clerk) .
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