



## WARRANTY DEED

#04044366

AFTER RECORDING RETURN TO:

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

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

CARLOS BARRAGAN & YOLANDA BARRAGAN, hereinafter called  
GRANTOR(S), convey(s) to BRUCE E. BRINK and HELEN G. WOLTER,  
not as tenants in common but with full rights of survivorship  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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  
\$28,000.00.

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 28th day of May, 1996.

  
CARLOS BARRAGAN


  
YOLANDA BARRAGAN


STATE OF OREGON

County of Klamath



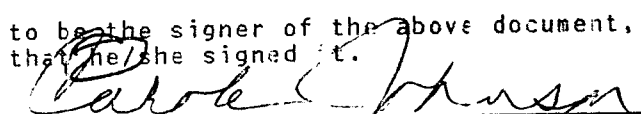
On May 29, 1996, CARLOS BARRAGAN and YOLANDA BARRAGAN  
personally appeared before me,

 who is personally known to me

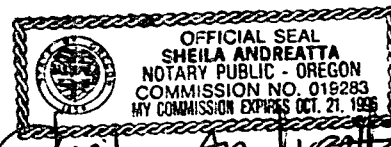
 whose identity I proved on the basis of DDL


\_\_\_\_\_ whose identity I proved on the oath/affirmation of  
\_\_\_\_\_, 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: January 31, 1998



  
10-21-96

36 MAY 31 11:40

## EXHIBIT "A"

158C2

An 80' by 100' rectangular parcel in the Northeast corner of Lot 18, Block 7, ALTAMONTE ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 18; thence 80 feet generally South along the Easterly boundary of said Lot 18; thence generally West 100 feet along a line 30 feet from and parallel to the Northerly boundary of said Lot 18; thence generally North 80 feet along a line 100 feet from and parallel to the Easterly boundary of said Lot 18; thence generally East 100 feet along the Northerly boundary of said Lot 18 to the point of beginning.

CODE 41 MAP 3909-10A0 TO 3600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day  
of May A.D., 19 96 at 11:40 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 15801

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]