

97 FEB 14 A9:38



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045517

AFTER RECORDING RETURN TO:

MICHAEL E. VOILES

250 DivisionKlamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 14th day of February A.D., 1997
at 9:38 o'clock A.M. and duly recorded
in Vol. M97 of Deeds Page 4570

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

BRUCE E. BRINK, also known as Bruce Edward Brink, and HELEN WOLTER, hereinafter called GRANTOR(S), convey(s) to MICHAEL E. VOILES, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The Northeasterly one-half of Lots Five (5) and Six (6) in Block Twenty-two (22) of INDUSTRIAL ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon.

Code 1, Map 3809-338A, Tax Lot 2100

"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 recorded in Book M-94 at page 8681, which Grantee herein does not assume nor agree to pay and Grantor herein hereby holds Grantee herein 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 \$27,900.00.

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 19th day of December, 1996.

Bruce E. Brink
BRUCE E. BRINK

Helen Wolter
HELEN WOLTER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 23rd day of January, 1997, by BRUCE EDWARD BRINK, also known as N.P. BRUCE E. BRINK and HELEN WOLTER.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

