

97 AUG 15 AM 121



WARRANTY DEED

ATC NO 01046399
 AFTER RECORDING RETURN TO:
 BRUCE BRINK & HELEN WOLTER
 1634 MANZANITA
 KLAMATH FALLS, OR 97631

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

ROGUE PARTNERS LIMITED PARTNERSHIP, an Oregon Limited Partnership, hereinafter called GRANTOR(S), convey(s) to BRUCE E. BRINK and HELEN G. WOLTER, or survivor, 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.

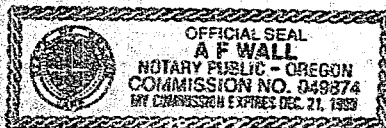
The true and actual consideration for this transfer is \$30,000.00.

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 18 day of June, 1997.

ROGUE PARTNERS LIMITED PARTNERSHIP, an Oregon Limited Partnership,
 BY ROGUE REGENCY INC. GENERAL PARTNER

Scott M. McCollum
 SCOTT M. MCCOLLUM, SECRETARY



STATE OF OREGON)
) ss.
 County of Toddson

The foregoing instrument was acknowledged before me this 18th day of June, 1997, by Scott M. McCollum, as Secretary of Rogue Regency Inc., General Partner on behalf of Rogue Partners Limited Partnership

Before me: A F Wall
 Notary Public for Oregon
 My commission expires: December 21, 1999

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EXHIBIT "A"

PARCEL 1:

Lot 4 and the North 10 feet of Lot 5, Block 206, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

The Southerly 40 feet of Lot 5, Block 206, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 3:

The Northerly 11 feet of Lot 6, Block 206, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TL 13700
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of August A.D., 1997 at 11:21 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 26831

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Ruthen Rosa