

65491

Vol. m98 Page 32071

'98 AUG 31 P3:54

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of.

AFTER RECORDING RETURN TO:
SERENA RUIZ
1225 OWENS STREET
KLAMATH FALLS, OREGON 97601

Aspen Title & Escrow

on this 31st day of August A.D. 1998
at 3:54 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 32071

Bernetha G. Letch, County Clerk

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

By Kathleen Ross

Fee, \$30.00

Deputy

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

THE NORTHERLY 56 FEET OF LOT 9, BLOCK 201 NE 1/3 SECOND
ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-33DB IL 14800

"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
\$38,000.00.

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 31st day of August 1998.

Bruce E. Brink
BRUCE E. BRINK

Helen Wolter by Bruce E. Brink
HELEN WOLTER BY BRUCE E. BRINK
HER ATTORNEY IN FACT

STATE OF OREGON, County of Klamath)ss.

On AUGUST 31st, 1998, personally appeared BRUCE E. BRINK,
individually and as attorney-in-fact on behalf of Helen Wolter
and acknowledged the foregoing instrument to be their voluntary
act and deed.

[Signature]
Notary Public for Oregon

My Commission Expires: 5/31/2002