

69530

'98 Nov 12 P3:32 Vol. M98 Page 41300WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01042521

UPON RECORDING RETURN TO:
Helen Wolter and Bruce E. Brink
1643 Monzanita
Klamath Falls, OR. 97601

Aspen Title & Escrow
on this 12th day of November A.D., 1998
at 3:32 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 41300
Berneisha G. Letsch, County Clerk

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

By Kathleen Rosa
Fec. \$30.00 Deputy:

CATHERINE MARIE GRAY, formerly known as, and who acquired title
as, Catherine M. St. Pierre, hereinafter called GRANTOR(S),
conveys to HELEN WOLTER and BRUCE E. BRINK, mother and son,
not as tenants in common, but with the full rights of
survivorship, hereinafter called the GRANTEE, all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 1 in Block 4 of SIXTH STREET ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Block 1, Map 0002-00443, Tax Lot 3700

"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 20.900."

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 dated August 17, 1963, and
recorded in Book M-82, Page 10695, Mortgage Records of Klamath
County, Oregon, in favor of William C. Paugstad and Marjorie D.
Paugstad, husband and wife with the right of survivorship, which
Trust Deed the Grantees herein agree to assume and pay
according to the terms and conditions contained therein.

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
\$10,000.00.

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 9th day of November, 1998.

Catherine Marie Gray
CATHERINE MARIE GRAY

STATE OF OREGON, County of Klamath) ss.

On November 12, 1998, personally appeared Catherine Marie
Gray who acknowledged the foregoing in
Klamath, OR and held.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

