



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05048702  
 AFTER RECORDING RETURN TO:  
 BRUCE E. BRINK  
 HELEN WOLTER

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

JUNE M. WOODWICK, hereinafter called GRANTOR(S), convey(s) and warrants to BRUCE E. BRINK AND HELEN 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 . . . . .

*Deb* "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 \$20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

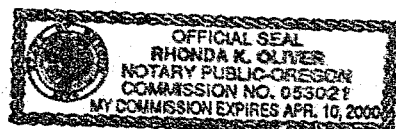
IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of November, 1998.

*June M. Woodwick*  
 JUNE M. WOODWICK

STATE OF OREGON, County of Klamath)ss.

On November 17, 1998, personally appeared June M. Woodwick, who acknowledged the foregoing instrument to be her voluntary act and deed.

*Rhonda K. Oliver*  
 Notary Public for Oregon  
 My Commission Expires: April 10, 2000



42346

## EXHIBIT "A"

All that portion of Lot 594, Block 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, state of Oregon, more particularly described as follows:

Beginning at a point 55 feet East from the Southwest corner of Lot 595, Block 108 of said Addition; thence East along the North line of Darrow Avenue 45 feet to the Southwest corner of Lot 593 of said Block and Addition; thence North at right angles to Darrow Avenue, and between the lot line of Lots 593 and 594 of said Block 70 feet; thence West and parallel with Darrow Avenue 45 feet; thence South at right angles to Darrow Avenue 70 feet to the place of beginning.

CODE 1 MAP 3809-33AC TL 16300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of November A.D. 19 98 at 3:51 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 42345.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Roes