



99 May 18 AM 11:28

# Aspen TITLE & ESCROW, INC.

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05049572  
AFTER RECORDING RETURN TO:  
Mr. and Mrs. Cory Brooks  
1225 Owens Street  
Klamath Falls, OR 97601

Vol. M99 Page 19673

State of Oregon, County of Klamath  
Recorded 5/18/99, at 11:28 a.m.  
In Vol. M99 Page 19673  
Linda Smith, County Clerk  
Fee \$ 30.-

*Linda Smith*

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

SERENA G. RUIZ, hereinafter called GRANTOR(S), convey(s) to  
CORY M. BROOKS AND CRYSTAL L. BROOKS, HUSBAND AND WIFE,  
hereinafter called the GRANTEE, all that real property situated  
in the County of Klamath, State of Oregon, described as:

The Northerly 56 feet of Lot 9, Block 201 MILLS SECOND ADDITION  
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State  
of Oregon.

CODE 1 MAP 3809-33db t1 14800

CB  
CB  
"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, including  
the terms and provisions thereof dated August 31, 1998, and  
recorded August 31, 1998 in Book M-98, Page 32072, Mortgage  
Records of Klamath County, Oregon, in favor of Bruce E. Brink  
and Helen Wolter, 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  
\$34,866.07.

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 \_\_\_\_ day of May, 1999.

*Serena Ruiz*  
SERENA G. RUIZ

STATE OF OREGON, County of Klamath)ss.

On May 14, 1999, personally appeared Serena G. Ruiz who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

*Wood KOC*  
Notary Public for Oregon

My Commission Expires: 11/10/2000

