

1999 AUG -6 AM 11:06



Vol M99 Page 31424

WARRANTY DEED

ASPEN TITLE ESCROW NO. 06050083

AFTER RECORDING RETURN TO:
BRUCE E. BRINK AND LEELA BENJAMIN

1643 Manzanita
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 8/06/99, at 11:06 A.M.
In Vol. M99 Page 31424
Linda Smith,
County Clerk Fee \$ 30.00

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

ASPEN TITLE & ESCROW, INC., RETIREMENT TRUST ACCOUNT 401K,
hereinafter called GRANTOR(S), convey(s) and warrants to BRUCE E. BRINK AND
LEELA BENJAMIN, not as tenants in common, but with the full rights
of survivorship, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described as:

Lot 13, Block 1, LENOX, in the County of Klamath, State of Oregon.

CODE 211 MAP 3909-7CA TL 7100

"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
\$18,500.00.

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 6th day of August, 1999.

ASPEN TITLE & ESCROW, INC. RETIREMENT TRUST ACCOUNT 401K

BY: Andrew A. Patterson
ANDREW A. PATTERSON, TRUSTEE

BY: Marlene T. Addington
MARLENE T. ADDINGTON, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 6th
day of August 1999 by Andrew A. Patterson and Marlene T.
Addington, as Trustees of Aspen Title & Escrow, Inc. Retirement
Trust Account 401k.

Before me: Pam Barnett
Notary Public for Oregon

My commission expires: Aug. 24, 2001

