

NA

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NOVASTAR MORTGAGE, INC., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRUCE E. BRINK hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

The N 1/2 of Lots 29 and 30, Block 2, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, State of Oregon.

CODE 1 MAP 3809-33CA TL 5800

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of June, 2000, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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 30.930.

NOVASTAR MORTGAGE, INC.

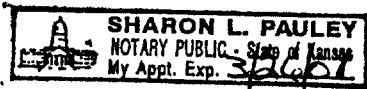
BY: Mark Lindsay
MARK LINDSAY-VP

KANSAS
STATE OF OREGON, County of JOHNSON ss.

This instrument was acknowledged before me on JUNE 20, 2000, by MARK LINDSAY.

This instrument was acknowledged before me on _____, 19____, by _____.

as VICE PRESIDENT of NOVASTAR MORTGAGE, INC.



Sharon L. Pauley
Notary Public for OREGON
My commission expires 3/26/01

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bruce E. Brink
2447 Darrow
Klamath Falls, OR. 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Bruce E. Brink
2447 Darrow
Klamath Falls, OR. 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/22/00, at 11:27 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00