



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051505

AFTER RECORDING RETURN TO:  
PHILIP R. BRADFORD

*633* P.O. Box 331  
Klamath Falls OR 97601

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

BRUCE E. BRINK, hereinafter called GRANTOR(S), convey(s) and warrants to PHILIP R. BRADFORD, 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 . . . . .

*633* "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 14, 1997, recorded August 15, 1997, in Book M-97, Page 26834, Klamath County Mortgage Records, in favor of Glenn Woolhiser and Ruth Woolhiser, Trustees of the Woolhiser Family Trust, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantor hereby states and affirms that said Trust Deed will be paid prior to, or at the time of payoff, of the All-inclusive Trust Deed between Grantor and Grantee, which Trust Deed is being recorded immediately subsequent to the recording of this Deed.,

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 \$65,000.00.

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

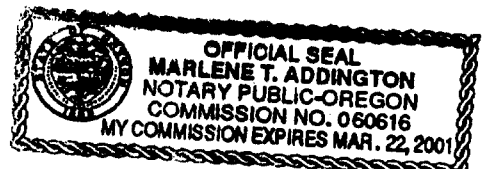
IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of July, 2000.

*Bruce E. Brink*  
BRUCE E. BRINK

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 10th day of July, 2000, by Bruce E. Brink.

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



## EXHIBIT "A"

## PARCEL 1:

Lot 4 and the North 10 feet of Lot 5, Block 206, MILLS SECOND  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of  
Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TL 13600

## PARCEL 2:

The Southerly 40 feet of Lot 5, Block 206, MILLS SECOND  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of  
Klamath, State of Oregon.

AND

The Northerly 11 feet of Lot 6, Block 206, MILLS SECOND  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of  
Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TL 13700

State of Oregon, County of Klamath  
Recorded 07/11/00, at 10:49 a. m.  
In Vol. M00 Page 25224  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>