

200 DEC 18 PM 2: 51



Vol M00 Page 45340

WARRANTY DEED

State of Oregon, County of Klamath
Recorded 12/18/00, at 2:57 p m.
In Vol. M00 Page 45340
Linda Smith,
County Clerk Fee \$ 21.00

ASPEN TITLE ESCROW NO. 01051921

AFTER RECORDING RETURN TO:

PHILIP A. VALDEZ

MARIA N. VALDEZ

2040 De Mora
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 A. VALDEZ and MARIA N. VALDEZ, son and mother, 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:

Lots 13 and 14, Block 19, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29AD, Tax Lots 9600 and 9700

RA.D
M.W.V.
"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
\$30,000.00.

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 October, 2000.

Bruce E. Brink

BRUCE E. BRINK

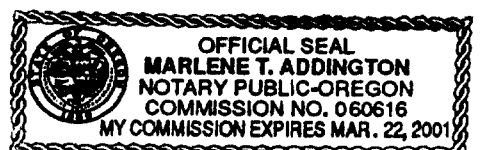
STATE OF OREGON, County of Klamath)ss.

On December 12, 2000, personally appeared Bruce E. Brink, who acknowledged the foregoing instrument to be his voluntary act and deed.

Marlene T. Addington

Notary Public for Oregon

My Commission Expires: 3-22-01



2/A