

2000 DEC 29 AM 10: 53



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01052240
AFTER RECORDING RETURN TO:
Mr. Bruce E. Brink
2447 Darrow Avenue
Klamath Falls, OR. 97601

State of Oregon, County of Klamath
Recorded 12/29/00, at 10:53a m.
In Vol. M00 Page 46874
Linda Smith,
County Clerk Fee\$ 21⁰⁰

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

ROLAND R. MAGLAND, hereinafter called GRANTOR(S), convey(s) and
warrants to BRUCE E. BRINK, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 698, Block 104, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.
Code 1, Map 3809-33DB, Tax Lot 4200

bab
"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 conditions thereof, recorded September 23, 1992,
in Book M-92, Page 21955, Mortgage Records of Klamath County,
Oregon, in favor of David M. Latourette and Pamela R.
Latourette, or the survivor thereof, which Trust Deed the
Grantee herein DOES NOT agree to assume and pay and Grantor
hereby holds Grantee harmless therefrom, and Grantor herein
warrant that this Trust Deed will be paid in full prior to or
at the time of payment in full of the Trust Deed between
Grantor and Grantee herein which 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
\$35,000.00.

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 21st day of December, 2000.

X *Roland R. Magland*
ROLAND R. MAGLAND

STATE OF CALIFORNIA, County of SACRAMENTO) ss.

On December 26, 2000, before me, a notary public, personally
appeared Roland R. Magland, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the persons
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the
person or the entity upon behalf of which the person acted;
executed the instrument.

WITNESS my hand and official seal.

Signature *Arunious Gay*
My commission expires: 11-23-02

