

03 JUL 2 PM3:24

Aspen 57346

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After Recording Return to:

STEPHEN J. PIMENTEL

828 No. 10th
Klamath Falls, OR 97601

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 07/02/2003 3:24 p.m.

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Linda Smith, County Clerk

Fee \$ 216.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

BRUCE E. BRINK, herein called Grantor, convey(s) to STEPHEN J. PIMENTEL, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$41,000.00.**
(here comply with the requirements of ORS 93.930)

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. 50

Dated June 27, 2003



BRUCE E. BRINK

STATE OF OREGON, County of Klamath) ss.

On June 30, 2003, personally appeared the above named BRUCE E. BRINK and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057345

Before me: 
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

26 A

Exhibit A

A portion of Lot J, Block A of the Supplemental Plat of, Blocks 66 and 70, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot J, Block A of the Supplemental Plat of Blocks 66 and 70, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly along the Southeasterly boundary of said Lot J, 43.0 feet; thence at right angles Northwesterly and parallel to the Southwesterly boundary of 10th Street, 30 feet; thence Northeasterly 8.94 feet to a point which is 35.0 feet distant Southwesterly from said Southwesterly boundary of 10th Street and 16.0 feet Southeasterly from the Northwesterly boundary of Lot J; thence Northwesterly and parallel to the Southwesterly boundary of 10th Street 11.0 feet; thence Northeasterly and parallel with the Northwesterly boundary of said Lot J, 35 feet to a point in the said Southwesterly boundary of 10th Street; thence Southeasterly along said Southwesterly boundary of 10th Street, 45.0 feet to the point of beginning.