

04 MAY 20 AM 10:53

Vol M04 Page 31668

After Recording Return to:

ALFONSO PENA JR.

184 West "C" St
Salt CA 95632

State of Oregon, County of Klamath
Recorded 05/20/2004 10:53 AM
Vol M04 Pg 31668-31669
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Aspen 09196MA
WARRANTY DEED
(INDIVIDUAL)

BRUCE E. BRINK, herein called Grantor, convey(s) to ALFONSO PENA JR., 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, Trust Deed and Conditional Assignment of Rents, including the terms and provisions thereof, recorded October 7, 1988 in Book M-88, Page 16911 and October 7, 1988 in Book M-88, Page 16917, respectively, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantee herein does not agree to assume and pay and Grantor hereby holds Grantee harmless therefrom. Grantor hereby states that this Trust Deed will be paid in full prior to, or at the time of, payoff of the All-inclusive Trust Deed from Grantee in favor of Grantor, 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 \$210,000.00.
(here comply with the requirements of ORS 93.930)

A.P. 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.

Dated: May 18, 2004

Bruce E. Brink

BRUCE E. BRINK

STATE OF OREGON, County of Klamath) ss.

On May 19, 2004, 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.: 00059198

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

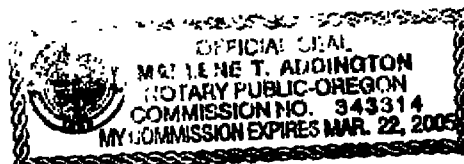


Exhibit A

PARCEL 1:

The S 1/2 of Lot 8, Block 212, MILLS SECOND 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.

PARCEL 2:

Lot 3, Block 202, MILLS SECOND 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.

PARCEL 3:

The North 40 feet of Lots 388 and 389, Block 113, MILLS 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.