

04 SEP 29 AM 11:02

Vol M04 Page 65330

After Recording Return to:  
**SHARLENE R. HOLDEN**  
2346 Wantland Ave  
Klamath Falls, OR 97601

**State of Oregon, County of Klamath**  
Recorded 09/29/04 11:02 a m  
Vol M04 Pg 65330  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

*ATC: 50956NA*  
**WARRANTY DEED**  
(INDIVIDUAL)

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

**Lot 3 in Block 303, DARROW 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.

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, recorded October 23, 1992 in Book M-92, Page 24909, in favor of James A. Decker and Josie R. Decker, husband and wife, 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 **\$74,000.00**.  
(here comply with the requirements of ORS 93.930)

*fx*  
**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: September 7, 2004

*Bruce E. Brink*  
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**BRUCE E. BRINK**

STATE OF OREGON, County of **Klamath**) ss.

On September 27<sup>th</sup>, 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:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059956

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

Official Seal

