

04 DEC 30 PM 10:27

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After Recording Return to:

BRUCE E. BRINK

2447 Darrow St.
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 12/30/04 10:27a m

Vol M04 Pg 89420-22

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

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

(Aspen Title & Escrow, Inc.)
WARRANTY DEED
(INDIVIDUAL)

BETTE J. REEVES, who acquired title as **Bette J. Edgar**, herein called Grantor, convey(s) to **BRUCE E. BRINK**, 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 **\$95,000.00**.
(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.

Dated **December 21, 2004**.

(Signature of Bette J. Reeves)

BETTE J. REEVES

STATE OF CALIFORNIA, County of _____-) ss.

On December _____, 2004, personally appeared the above named **BETTE J. REEVES** and acknowledged the foregoing instrument to be ~~her~~ 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.: 00060455

Before me:

See attached acknowledgement

Notary Public for California

My commission expires: _____

Official Seal

3100 *

Exhibit A

All of Lots 594 and 595, Block 108, 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.

EXCEPTING THEREFROM the following:

Beginning at a point 55 feet East from the Southwest corner of Lot 595 in Block 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, (as shown on the recorded plat thereof); thence North and at right angles to the North line of Darrow Street, a distance of 70 feet; thence East and parallel to the North line of Darrow Street a distance of 45 feet; thence South and at right angles to Darrow Street a distance of 70 feet to the North line of Darrow Street; thence along the North line of Darrow Street, Westerly a distance of 45 feet to the point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

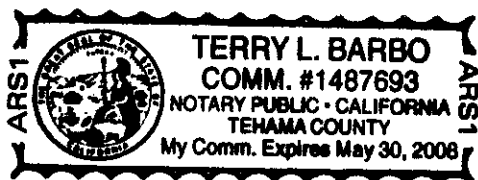
State of California

County of Tehama

} ss.

On December 28, 2004, before me, Terry L. Barbo, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared Bette J. Reeves,
Name(s) of Signer(s)

☒ I personally known to me
☐ I proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Terry L. Barbo
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 12-21/04 Number of Pages: twoSigner(s) Other Than Named Above: no other signers**Capacity(ies) Claimed by Signer**

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here