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MTL-UB148 SM



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State of Oregon, County of Klamath  
Recorded 01/31/05 11:13a m  
Vol M05 Pg 06666  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

After recording return to:

MICHAEL G. HINKEL

3833 LAMONT STREET, # 4C

SAN DIEGO, CA 92109

Until a change is requested all  
tax statements shall be sent to  
The following address:

MICHAEL G. HINKEL

3833 LAMONT STREET, # 4C

SAN DIEGO, CA 92109

Escrow No. MT68148-SM

### STATUTORY WARRANTY DEED

**JIMMY E. BRADLEY and DIETRA K. BRADLEY, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **MICHAEL G. HINKEL**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

**Lot 6, Block 1, PINE RIDGE ESTATES, UNIT 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No.:3407-027AC-02900-000

Key No.: 194248

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The above described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown above, if any: Trust Deed recorded October 30, 2003 in Volume M03, page 80774, Microfilm Records of Klamath County, Oregon in favor of Douglas G. Scott and Joan L. Scott, Trustees of the Scott Family 1996 Trust, as Beneficiary. The above names Grantees DO NOT agree to assume nor pay the above described encumbrances and the Grantor named herein agrees to hold the Grantees harmless therefrom.

The true and actual consideration for this conveyance is **\$61,000.00**.

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 this 26<sup>th</sup> day of JANUARY, 2005.

Jimmy E. Bradley  
JIMMY E. BRADLEY

Dietra K. Bradley  
DIETRA K. BRADLEY

STATE OF CALIFORNIA

COUNTY OF CALAVERAS<sup>SS</sup>

On 1-26-05, 2005 before me, MAUREEN RIGGEN personally appeared JIMMY E. BRADLEY and DIETRA K. BRADLEY personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(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.

Signature

Maureen Rigggen



2/10 AM