

05 FEB 25 PM 3:22

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After Recording Return to:

PEGGY IGOU and RONALD IGOU

1729 Wall Street  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 02/25/2005 3:22 p m  
Vol M05 Pg 12705  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

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

*Aspen 60828MA*

**WARRANTY DEED**  
(INDIVIDUAL)

**BRUCE E. BRINK**, herein called Grantor, convey(s) to **RONALD IGOU and PEGGY IGOU**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 12, Block 55, SECOND HOT SPRINGS 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 June 29, 2001 in Book M-01, Page 31586, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, which Trust Deed the Grantees herein **do not agree to assume and pay** and Grantor hereby holds Grantees 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 Grantees 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 **\$81,900.00**.  
(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: February 17, 2005.

  
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**BRUCE E. BRINK**

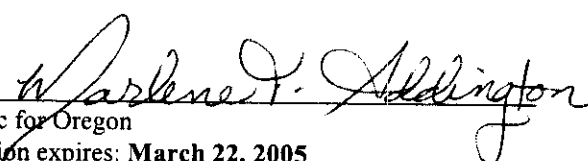
STATE OF OREGON, County of **Klamath**) ss.

On February 17, 2005, 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.: 00060828

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

Official Seal

21A