

05 APR 22 PM 11:20

After Recording Return to:
MICHAEL SLAY and JASON ICENBICE
403 Main St.
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 04/22/2005 11:20a m
Vol M05 Pg 28454
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

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

Warranty Deed
WARRANTY DEED
(INDIVIDUAL)

BRUCE E. BRINK, herein called Grantor, convey(s) to **MICHAEL SLAY and JASON ICENBICE**, as tenants in common, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 698, Block 104, 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.

Code 001 Map 3809-033DB TL 04200 Key No. 612457

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 25, 2001 in Book M-01, Page 30508, the beneficial interest in which was assigned to Countrywide Home Loans, Inc., by instrument recorded July 23, 2001 in Book M-01, Page 36091, 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 **\$73,000.00**.
(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: April 6, 2005.

Bruce E. Brink

BRUCE E. BRINK

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

On April 20th, 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.: 00061182

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: **March 22, 2009**
Official Seal



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