

After Recording Return to:

LONNIE JACOBS

128 West Vilas
Central Point, OR 97502

Until a change is requested all tax statements

Shall be sent to the persons & address shown above.

State of Oregon, County of Klamath

Recorded 05/06/2005 11:19 a mVol M05 Pg 32890

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

Aspen 61372 mrt

WARRANTY DEED

(INDIVIDUAL)

BRUCE EDWARD BRINK also known as BRUCE E. BRINK, herein called Grantor, convey(s) to LONNIE JACOBS, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 18, 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.

CODE 001 MAP 3809-029DA TL 00400 KEY NO. 303479

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 16, 1987 in Book M-87, Page 10425 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 \$78,000.00.

(here comply with the requirements of ORS 93.930)

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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 26, 2005.


BRUCE E. BRINK

STATE OF OREGON, County of Klamath) ss.

On May 5, 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.: 00061372

Before me:

Notary Public for Oregon

My commission expires: March 22, 2009

Official Seal

