

405 MAY 6 PM 2:40

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After Recording Return to:

JOSEPH E. HULSEY and KATHERINE L HULSEY
2135 Vine Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JOSEPH E. HULSEY and KATHERINE L HULSEY
2135 Vine Avenue
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 05/06/2005 2:40 p m
Vol M05 Pg 33065
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen 61031 MS
WARRANTY DEED
(INDIVIDUAL)

BRUCE E. BRINK, herein called grantor, convey(s) to **JOSEPH E. HULSEY and KATHERINE L HULSEY**, husband and wife, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 499, Block 109, 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 3809-033AC TL 10900 KEY #479887

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 September 10, 2001 in Book M-01 Page 45947 the beneficial interest in which was assigned to Chase Mortgage Company recorded August 29, 2002 in Book M-02 Page 48954, 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 **\$56,213.14**.
(here comply with the requirements of ORS 93.930)

K&H
PH
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 May 4, 2005.

[Signature]

BRUCE E. BRINK

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

On May 05, 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.: 00061031

Before me: *M.A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

