



After recording return to:
Michael H. Collins and Kelly J. Collins
P.O. Box 424
Mac Doel, CA 96058

Until a change is requested all tax statements
shall be sent to the following address:
Michael H. Collins and Kelly J. Collins
Address shown above

File No.: 7021-753131 (MTA)
Date: February 22, 2006

M06-03378

Klamath County, Oregon

02/22/2006 03:46:06 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

BRUCE E. BRINK, Grantor, conveys and warrants to **MICHAEL H. COLLINS AND KELLY J. COLLINS, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Tract 8 of EMPIRE TRACTS and a portion of the SW 1/4 NW 1/4 SW 1/4 SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89 degrees 59' East 171.0 feet to the true point of beginning of this description; thence North 0 degrees 15' East 66.3 feet; thence North 89 degrees 59' East 73.0 feet; thence South 0 degrees 15' West 81.3 feet; thence South 89 degrees 59' West 73.0 feet thence North 0 degrees 15' East, 15 feet more or less to the point of beginning.

W
AC This property is free from liens and encumbrances, EXCEPT: And, Trust Deed in favor of Sterling Savings Bank, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantor holds Grantees harmless therefrom. Grantor agrees that this Trust Deed shall be paid in full at the time of, or prior to payment in full of the All-inclusive Trust Deed from Grantees herein in favor of Grantor herein, which is being recorded immediately subsequent to the recording of this Deed.

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$92,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 22nd day of February, 2006.

Bruce E. Brink
Bruce E. Brink

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22nd day of February, 2006
by **Bruce E. Brink**.

W. Arlene. Aldington

Notary Public for Oregon
My commission expires:

