



After recording return to:
Michael H. Collins and Kelly J. Collins
P.O. Box 424
MacDoel, CA. 94058

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

File No.: 7021-779588 (MTA)
Date: March 13, 2006

M06-07211

Klamath County, Oregon

04/13/2006 11:45:08 AM

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:

The West 10 feet of Lot 466 and the East 30 feet of Lot 467 in Block 121, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT: a Trust Deed recorded February 7, 2002, in Book M-02, Page 7384, in favor of Premier Finance, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantor holds Grantees harmless therefrom and states and affirms that said Trust Deed will be paid in full prior to, or at the time of, payment in full of the All-inclusive Trust Deed from Grantees herein in favor of Grantor herein being recorded immediately subsequent to the recording of this Warranty 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)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 ORS 197.352.

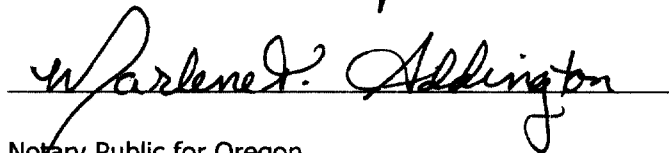
11-12
11-12
Dated this 13th day of March, 2006.



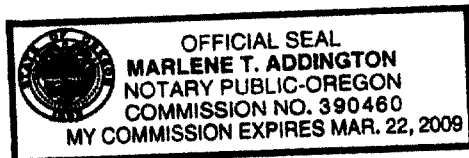
Bruce E. Brink

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11th day of April, 20 06
by **Bruce E. Brink**.



Marlene T. Addington



Notary Public for Oregon
My commission expires: March 22, 2009