

**M06-08207**

Klamath County, Oregon

04/26/2006 03:18:28 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Michael Gardner and Lydia Gardner  
1016 Rockridge Ct.  
Pittsburg, CA. 94565

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael Gardner and Lydia Gardner  
Address as shown above.

File No.: 7021-778126 (MTA)  
Date: April 17, 2006

### **STATUTORY WARRANTY DEED**

**Bruce E. Brink**, Grantor, conveys and warrants to **Michael Gardner and Lydia Gardner, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Easterly 1/2 of Lot 598 in Block 103, 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:**

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. AND
2. Trust Deed, including the terms and provisions thereof in favor of Sterling Savings Bank, formerly Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantor holds Grantees harmless therefrom. Grantor states that this existing Trust Deed will be paid in full prior to, or at the time of payment in full of the All-inclusive Trust Deed in favor of Grantor from Grantees, which All-inclusive Trust Deed will be recorded immediately subsequent to the recording of this Deed.

The true consideration for this conveyance is **\$84,500.00**. (Here comply with requirements of ORS 93.030)

268

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.

Dated this 26<sup>th</sup> day of April, 2006.

  
Bruce E. Brink

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 26<sup>th</sup> day of April, 2006  
by **Bruce E. Brink**.

Wesley D. Aldington  
Notary Public for Oregon

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

