

M06-08976

Klamath County, Oregon

05/05/2006 03:51:08 PM

Pages 2 Fee: \$26.00



After recording return to:

Joan T. McCune

*P.O. Box 92
Klamath Falls, OR
97601*

Until a change is requested all tax statements shall be sent to the following address:

Joan T. McCune

Address as shown above.

File No.: 7021-757490 (MTA)

Date: May 03, 2006

THIS SPACE RESERVED FOR RECORDING FEE

STATUTORY WARRANTY DEED

BRUCE E. BRINK, Grantor, conveys and warrants to **JOAN T. MC CUNE and ROBERT T. KNIGHT, not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 56 and the Northerly 15 feet of Lot 57, in Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk, 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.
2. AND, two existing Trust Deeds. One in favor of Klamath First Federal Savings and Loan Association, now Sterling Savings Bank, and one in favor of Wells Fargo Bank, which Trust Deeds the Grantees herein **do not agree to assume and pay** and Grantor hereby holds Grantees harmless therefrom. Grantor further agrees that these two prior Trust Deeds will be paid in full prior to, or at the time of, payment in full of the All-inclusive Trust Deed from Grantees herein to Grantor herein.

The true consideration for this conveyance is **\$156,400.00**. (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.

Dated this 5th day of May, 2006


Bruce E. Brink

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of May, 2006
by as of Bruce E. Brink, on behalf of the himself.

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

