

**M06-09488**

Klamath County, Oregon

05/11/2006 11:51:35 AM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Michael H. Collins and Kelly J. Collins  
PO Box 424  
Macdoel, CA 96058

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael H. Collins and Kelly J. Collins  
PO Box 424  
Macdoel, CA 96058

File No.: 7021-783157 (MTA)  
Date: March 21, 2006

### **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:

**Lot 458 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: Trust Deed 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 Grantee harmless therefrom. Grantor states and affirms that this Trust Deed will be paid prior to, or at the time of, payment in full of the All-inclusive Trust Deed 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 **\$88,500.00**. (Here comply with requirements of ORS 93.030)

26. F

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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 11<sup>th</sup> day of April, 2006.

Bruce E. Brink  
Bruce E. Brink

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 11<sup>th</sup> day of April, 2006 by Bruce E. Brink as of , on behalf of the himself.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009

