

M06-11001

Klamath County, Oregon

05/31/2006 11:56:21 AM

Pages 2 Fee: \$26.00



After recording return to:

Oregon Home Dreams, LLC

6488 NW Poplar Ct.
Redmond, OR. 97756

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

Oregon Home Dreams, LLC

Address as shown above.

File No.: 7021-793989 (MTA)

Date: April 28, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

BRUCE E. BRINK, Grantor, conveys and warrants to **OREGON HOME DREAMS, LLC**, an Oregon **Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 576, Block 115, Mills Addition to the City of Klamath Falls, 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. AND,
2. Trust Deed, including the terms and provisions thereof, recorded September 30, 1988, in Book M88, at page 16345, Klamath County, Oregon records, in favor of Klamath First Federal Savings and Loan Association (now Sterling Savings Bank), which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantor holds Grantee harmless therefrom. Grantor hereby states and affirms that this Trust Deed will be paid in full prior to or at the time of payment in full of the All-inclusive Note secured by the All-inclusive Trust Deed from Grantee herein in favor of Grantor herein, being recorded immediately subsequent to the recording of this Deed.

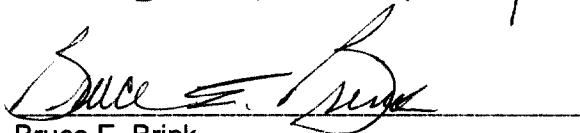
The true consideration for this conveyance is **\$91,200.00**. (Here comply with requirements of ORS 93.030)

26. - F

JR.

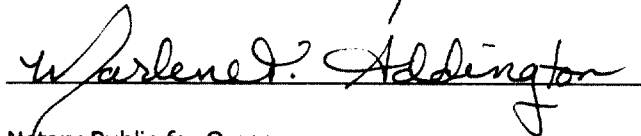
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 31st day of May, 2006.


Bruce E. Brink

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 31st day of May, 2006
by **Bruce E. Brink**.



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

