



After recording return to:  
Michael Gardner and Lydia Gardner  
2111 Darrow  
Klamath Falls, OR. 97601

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.: 7021-834586 (MTA)  
Date: June 19, 2006

**M06-13446**

Klamath County, Oregon

06/30/2006 03:33:24 PM

Pages 3 Fee: \$31.00

### 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.

The true consideration for this conveyance is **\$94,100.00**. (Here comply with requirements of ORS 93.030)

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 19th day of June, 2006.

31-F

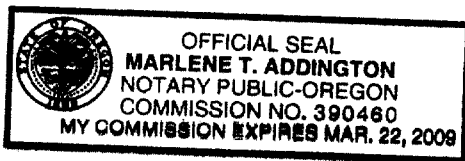
  
Bruce E. Brink

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30<sup>th</sup> day of June, 2006  
by **Bruce E. Brink**.

*Warlene F. Aldington*  
Notary Public for Oregon

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



**EXHIBIT A**

LEGAL DESCRIPTION:

ALL THAT PORTION OF LOT 594 IN BLOCK 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 55 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 595 BLOCK 108 OF SAID ADDITION; THENCE EAST ALONG THE NORTH LINE OF DARROW AVENUE 45 FEET TO THE SOUTHWEST CORNER OF LOT 593 OF SAID BLOCK AND ADDITION; THENCE NORTH AT RIGHT ANGLES TO DARROW AVENUE, AND BETWEEN THE LOT LINE OF LOTS 593 AND 594 OF SAID BLOCK 70 FEET; THENCE WEST AND PARALLEL WITH DARROW AVENUE 45 FEET; THENCE SOUTH AT RIGHT ANGLES TO DARROW AVENUE 70 FEET TO THE PLACE OF BEGINNING.