

2006-017033  
Klamath County, Oregon



08/24/2006 10:41:54 AM

Fee: \$26.00



After recording return to:  
Enrique Landin and Genoveva Landin  
1840 Gary St  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Enrique Landin and Genoveva Landin  
Address as shown above.

File No.: 7021-870309 (MTA)  
Date: August 04, 2006

THIS SF

### STATUTORY WARRANTY DEED

*E-L*  
*G-L* **BRUCE E. BRINK**, Grantor, conveys and warrants to **ENRIQUE LANDIN and GENOVEVA LANDIN, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**THE NORTH 56.4 FEET OF LOT 3 IN BLOCK 9, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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, Trust Deed, including the terms and conditions thereof, recorded August 5, 2002, in favor of Bill H. Stewart and Harold R. Stewart, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantor holds Grantees harmless therefrom. Grantor herein 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 Trust Deed (securing an All-inclusive Note) being 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)

*26-F*

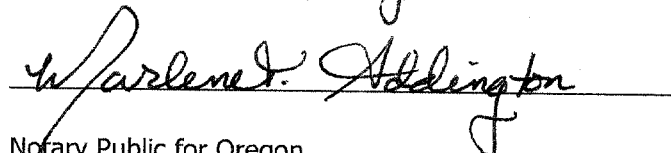
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 23<sup>rd</sup> day of August, 2006.

  
\_\_\_\_\_  
Bruce E. Brink

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 23<sup>rd</sup> day of August, 2006  
by **Bruce E. Brink**.

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

