

2008-006281  
Klamath County, Oregon



00045213200800062810030034

04/30/2008 02:53:49 PM

Fee: \$31.00



After recording return to:  
Bruce E Brink  
2447 Darrow Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Bruce E Brink  
2447 Darrow Avenue  
Klamath Falls, OR 97601

File No.: 7021-1216968 (ALF)  
Date: April 21, 2008

THIS SP/

### STATUTORY WARRANTY DEED

**Olga Hemmesch**, Grantor, conveys and warrants to **Bruce E Brink**, 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.

**Subject to:**

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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

23

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of April, 2008

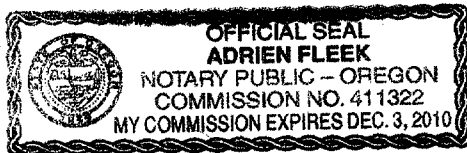
Olga Hemmesch  
Olga Hemmesch

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of April, 2008  
by **Olga Hemmesch**.

me on this 24 day of April, 2008  
James Allen

Notary Public for Oregon  
My commission expires:



APN: **R534684**

Statutory Warranty Deed  
- continued

File No.: **7021-1216968 (ALF)**  
Date: **04/21/2008**

**EXHIBIT A**

LEGAL DESCRIPTION:

PARCEL I:

LOT 2 IN BLOCK 3, RIVERVIEW ADDITION, KLAMATH COUNTY, OREGON.

PARCEL II:

LOT 1, BLOCK 3, RIVERVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.