

2008-011006

Klamath County, Oregon



00050876200800110060020029

08/04/2008 10:56:24 AM

Fee: \$26.00

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

ATE 65786

# WARRANTY DEED

(INDIVIDUAL)

JONI STEWART, herein called grantor, convey(s) to BRUCE E. BRINK, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit "A" attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND

A DEED OF TRUST DATED DECEMBER 11, 2003 IN THE ORIGINAL AMOUNT OF \$49,955.00, RECORDED ON DECEMBER 17, 2003 IN THE KLAMATH COUNTY REAL PROPERTY RECORDS IN BOOK M-03 AT PAGE 91673

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$65,526.70.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated July 28, 2008.

*Joni Stewart*  
JONI STEWART

STATE OF OREGON, County of Klamath ss.

On August 1, 2008 personally appeared the above named JONI STEWART and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



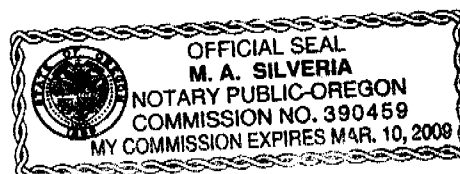
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65786MS

Before me:

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



526-A

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lot 481, Block 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 001 MAP 3809-033AC TL 09800 KEY #480606**

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