

2010-007992

Klamath County, Oregon



00086710201000079920020026

06/30/2010 03:36:18 PM

Fee: \$42.00



THIS SPACE R

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

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

Bruce E Brink
2447 Darrow
Klamath Falls, OR 97601

File No.: 7021-1586058 (ALF)

Date: June 14, 2010

1st 1586058

STATUTORY WARRANTY DEED

Michael H. Collins and Kelly J. Collins, husband and wife, 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:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 5, BLOCK 211, MILLS SECOND 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.

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.
2. An existing Deed of Trust with **Mortgage Electronic Registration Systems, Inc., "MERS"** **solely as a nominee for Homecomings Financial Network, Inc.** recorded **January 21, 2004** under Recording No. **M04-3705**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

The true consideration for this conveyance is **\$49,875.70**. (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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of June, 2010

Michael H. Collins
Michael H. Collins

Kelly J. Collins
Kelly J. Collins

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of June, 2010
by **Michael H. Collins and Kelly J. Collins.**

Adrien Fleck

Notary Public for Oregon
My commission expires: 12-3-10

