

WARRANTY DEED

46537

KNOW ALL MEN BY THESE PRESENTS, That William Henry Rinker and Anne Louise Rinker, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leona McGrath, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 406, Block 110, MILLS ADDITION IN THE CITY OF KLANATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:  
1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,950.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the subject of this deed (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of April, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

William Henry Rinker  
William Henry Rinker  
Anne Louise Rinker  
Anne Louise Rinker

(If executed by a corporation, with corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
April 13, 1978

Personally appeared the above named William Henry Rinker and Anne Louise Rinker, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 2-3-79

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First National Bank of Oregon  
PO Box 1936  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Send a check to re-printed all tax statements shall be sent to the following address:  
Leona McGrath  
2143 Gayden Street  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.  
I certify that the within instrument was received for record on the 19th day of April, 1978 at 10:53 o'clock A.M., and recorded in book M78 on page 7603 or as file/reel number 46537.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Wm. D. Milne Recording Officer  
By Terrence D. Atch Deputy  
Fee \$3.00

APR 19 AM 10 53