

1-174

46537

WARRANTY DEED

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 T. 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 KLAMATH 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 shown by consideration (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.

(If executed by a corporation, with corporate seal)

STATE OF OREGON,

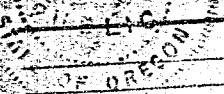
County of Klamath

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.

Before me, John Nelson, Notary Public for Oregon, My commission expires: 2-3-79



STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_, 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:

STATE OF OREGON,

County of Klamath

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 778 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 Bernetha S. Atch Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Eugene  
P.O. Box 1936  
Klamath Falls, OR 97601

Send a check to re-print all tax statements shall be sent to the following address:

Leona T. McGrath  
2143 Gayden Street  
Klamath Falls, Or 97601

SPACE RESERVED FOR RECORDER'S USE