

KNOW ALL MEN BY THESE PRESENTS, That

LORI A. SHANNON, who acquired title as

LORI A. GUTIERREZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES FRANKLYN RINKER AND DIANA RINKER, as tenants by the entirety, 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:

see reverse

\*\*\*Klamath First Federal Savings & Loan, dated August 6, 1986, recorded August 14, 1986 wherein Rubin E. Gutierrez & Lori A Gutierrez are Grantors. Herein Grantees assume and agree to pay said trust deed.

## MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

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, covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed; together with trust deed in favor of \*\*\* 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 \$ 46,225.00

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 2 day of February, 1989; 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, affix corporate seal)

x Lori A Shannon  
Lori A. Shannon, who acquired title as  
Lori A. Gutierrez

STATE OF OREGON, } ss.  
County of Klamath  
February 2, 1989

STATE OF OREGON, County of ) ss.  
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Personally appeared the above named  
Lori A. Shannon, who acquired title  
as Lori A. Gutierrez  
and acknowledged the foregoing instru-  
ment to be her 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 be-  
half 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: 6-16-92

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Shannon  
1009 Pacific Surge  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Rinker  
1956 Lowell St  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Rinker  
above address

NAME, ADDRESS, ZIP

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

Klamath First Federal  
540 Main  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Order No: 20946-D

## LEGAL DESCRIPTION

The Southwesterly 100 feet of Lot 5, Block 50, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Westerly corner of Lot 5, Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence Northeasterly along the line between Lots 4 and 5, Block 50 aforesaid, 100 feet; thence Southeasterly parallel with the Northeasterly line of Pacific Terrace 50 feet; thence Southwesterly parallel with the first course herein mentioned, 100 feet to the Northeasterly line of Pacific Terrace; thence Northwesterly 50 feet to the place of beginning, being a portion of Lot 5, Block 50, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 028BC 03200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day  
of Feb. A.D., 19 89 at 12:00 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 2179.  
Evelyn Biehn County Clerk  
By Pauline Mueller

FEE \$13.00