

12518

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

MELINDA LEE SCHOLTES, as to an undivided 1/2 interest and WILLIAM RALPH SCHOLTES, as to an undivided 1/2 interest, hereinafter called grantor, convey(s) to CHARLES F. RINKER and DIANA RINKER, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 33, LOMA LINDA HEIGHTS, in the County of Klamath, State of Oregon.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

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 \$ 86,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (Indicate which) \* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of MARCH, 19 90.

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named MELINDA LEE SCHOLTES

Instrument to be HER voluntary act and deed.

Before me:

Daniel Chandler  
Notary Public for OREGON  
My Commission Expires: 7-6-90

Melinda Lee & Wm Ralph Scholtes  
445 Loma Linda Dr.  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS

Charles F. & Diana Rinker  
1956 Lowell St  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

Klamath Post Federal US: L  
1246 Main St  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

If a change in name or address shall be a part of the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/deed/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/Instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ TITLE \_\_\_\_\_  
Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Loma Linda Heights. 20 feet variable set back line and easements.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : August 5, 1955  
Book : 276  
Page : 330

As amended by instrument:  
Recorded in Book : 280  
Page : 263

4. Reservations, conditions and recitals, including the terms and provisions thereof, as shown in deed from the United States of America to John F. Glubrecht et ux., dated January 12, 1955, recorded February 21, 1955 in Book 272 at Page 375.

5. Easement, including the terms and provisions thereof:

For : Transmission line easement  
Granted to : Pacific Power and Light  
Recorded : October 23, 1956  
Book : 287  
Page : 400

FORM No. 150—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath

ss.

On this the 19th day of March, 1990, personally appeared  
MELINDA LEE SCHULTZ  
who, being duly sworn (or affirmed), did say that she is the attorney in fact for  
WILLIAM RALPH SCHULTZ and  
that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

David J. Chandler  
(Signature)

7-6-90

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day  
of March A.D., 19 90 at 3:49 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 5048

FEE \$33.00

Evelyn Biehn - County Clerk

By Debra M. Mulholland