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mtc 27698

KNOW ALL MEN BY THESE PRESENTS, That CHARLES F. RINKER AND DIANA RINKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD LEE POWLEY AND VICKI JEAN POWLEY AS TRUSTEES OF THE RONALD LEE POWLEY AND VICKI JEAN** hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

35** POWLEY FAMILY TRUST, EXECUTED SEPTEMBER 23, 1988

Lot 33 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 135,000.00. ~~Whereas the consideration consists of the sum of \$135,000.00, which is the whole and true consideration for the property described herein, and the same is hereby acknowledged by the grantor and grantee.~~ (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 25 day of June, 1992; 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.

STATE OF OREGON, Washington)
County of Klamath) ss.

Personally appeared the above named Bruce T. Rinker, P.O.A.

Charles F. Rinker By Bruce T. Rinker, P.O.A.
Charles F. Rinker By Bruce T. Rinker, P.O.A.

Diana Rinker
Diana Rinker

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Linda S. Clement
Notary Public for Oregon Wash,
My commission expires: 4-18-93

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____.

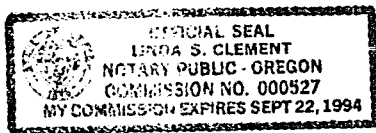
FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,)
County of Klamath) ss.

BE IT REMEMBERED, That on this 26th day of June, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Diana Rinker

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that She executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Linda S. Clement
Notary Public for Oregon.
My Commission expires 7-22-94

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of June A.D., 19 92 at 3:35 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 14108.

Evelyn Biehn County Clerk

FEE \$35.00

By Pauline W. Wainwright

Unofficial
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