

## KLAMATH COUNTY TITLE COMPANY

K-45037

STATUTORY WARRANTY DEED  
(Individual or Corporation)

CHARLES F. RINKER AND DIANA RINKER

, Grantor,

conveys and warrants to FRED N. WADE AND GAIL M. WADE, husband and wife

, Grantee,

the following described real property in the County of Klamath and State of Oregon.

All of Lot 1 and the North one-half of Lot 2 in Block 51 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

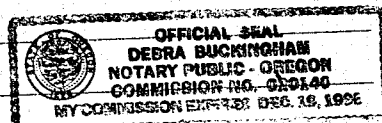
The true consideration for this conveyance is \$ 105,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 11th day of March 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*Charles F. Rinker*  
By: *Charles F. Rinker* in fact  
CHARLES F. RINKER

*Diana Rinker*  
DIANA RINKER



STATE OF Oregon County of Wash ss.

The foregoing instrument was acknowledged before me this 11 day of March 19 93 by Bruce T. Rinker, Attorney in Fact for Charles F. Rinker

*Debra Buckingham*  
Notary Public for Oregon  
My commission expires: 4-18-97

After recording return to:

Mr. & Mrs. Fred Wade  
1147 Pacific Terrace  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Fred N. Wade  
1147 Pacific Terrace  
Klamath Falls, Oregon 97601

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 12th day of March 19 93 by Diana Rinker ss.

*Debra Buckingham*  
Notary Public for Oregon  
My commission expires: 12-19-96  
STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title co  
on this 17th day of March A.D., 19 93  
at 9:14 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 5459  
Evelyn Biehn, County Clerk  
By *Debra Buckingham*  
Deputy.

Fee, \$30.00