

60824

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Charles Franklyn Rinker and Diana Rinker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patrick Foster Tarbell and Iris Tarbell, husband and wife, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

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 and the above granted premises, free from all encumbrances except those of record 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 \$ 72,200.00.

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 29th day of April, 19 93; 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,
County of Klamath ss.
April 29, 19 93.

Personally appeared the above named
Charles Franklyn Rinker and
Diana Rinker

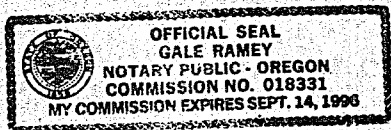
Charles Franklyn Rinker
Charles Franklyn Rinker

Diana Rinker
Diana Rinker

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

Before me:

B. R. Ringer
Notary Public for Oregon
My commission expires:



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

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Charles Franklyn Rinker and Diana Rinker

GRANTOR'S NAME AND ADDRESS

Patrick Foster Tarbell and Iris Tarbell
1009 Pacific Terrace
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument 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.

SPACE RESERVED

FOR

RECORDERS USE

By _____ Recording Officer
Deputy

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 30th day
of April A.D., 19 93 at 3:45 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 9449.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall