

<p>Grantor's Name and Address  <u>Mark R. Rineer</u>  <u>5035 Shasta Way</u>  <u>Klamath Falls, Or. 97603</u></p> <p>Grantee's Name and Address  <u>Mark R. +</u>  <u>Elizabeth Rineer</u>  <u>5035 Shasta Way</u>  <u>Klamath Falls, Or. 97603</u></p> <p>After recording, return to (Name Address, Zip):  <b>RESOURCE TITLE, LLC</b>          10999 RED RUN BLVD., STE. 207          OWINGS MILLS, MARYLAND 21117          (410) 654-5550 02033148 DEED. OR</p>	<p>ST</p> <p><b>State of Oregon, County of Klamath</b>          Recorded 07/01/2002 <u>8:46 a.</u> m.          Vol M02, Pg <u>37624-26</u>          Linda Smith, County Clerk          Fee \$ <u>31.00</u> # of Pgs <u>3</u></p>
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ID# 3809-350C-480D

**WARRANTY DEED**

(Fee Simple for Corporate and Individual)

*Tax exempt, adding wife to title.*

KNOW ALL BY THESE PRESENTS that **Mark R. Rineer**, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **Mark R. Rineer and Elizabeth Rineer, husband and wife**, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and the grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

To Have and to Hold the same unto grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 **(\$0.00) DOLLARS**.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on this 14th of June in the year Two Thousand Two; if grantor is a corporation, it has caused its name to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Mark R. Rineer  
 Mark R. Rineer

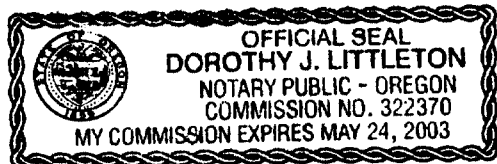
Mark R. Rineer  
 Mark R. Rineer  
Elizabeth Rineer  
 Elizabeth Rineer

STATE OF OREGON, ~~CITY~~ COUNTY OF KLAMATH, ss.

This instrument was acknowledged before me on this 14th day of June, in the year Two Thousand Two by MARK R. RINEER AND ELIZABETH RINEER

This instrument was acknowledged before me on this 14th day of June, in the year Two Thousand Two by Mark

as \_\_\_\_\_ of \_\_\_\_\_



Dorothy J. Littleton  
 Notary Public for Oregon  
 My Commission expires: 5-24-03

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

Millara Rubenstein  
 Millara Rubenstein, attorney

MILLARD S. RUBENSTEIN, ATTORNEY

**PREPARED BY:  
MILLARD S. RUBENSTEIN  
10999 RED RUN BLVD. STE. 207  
OWINGS MILLS, MD 21117  
PH (410) 654-5550**

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MILLARD S. RUBENSTEIN  
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OWINGS MILLS, MD 21117  
PH (410) 654-5550**

**EXHIBIT "A"**

**The West 50 feet of the East 108 feet of Lot 1, Fair Acres Subdivision No. 1, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

**The improvements thereon being commonly known as 5035 Shasta Way.**