

MOUNTAIN TITLE COMPANY

70228 MTC-10894-L

WARRANTY DEED

Vol. 1181 Page 20775

KNOW ALL MEN BY THESE PRESENTS, That

Leslie Scott Downs and Anna Maria Downs, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Craig Scott Rice
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

The South 70 feet of Lots 612 and 613, Block 128, MILLS 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The center 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 2nd day of December, 19 81; 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.

(If executed by a corporation, affix corporate seal)

Leslie Scott Downs
Anna Maria Downs

STATE OF OREGON,
County of Klamath) ss.

December 2, 19 81.
Personally appeared Walter McNair
as power of attorney for
Leslie Scott Downs and
Anna Maria Downs

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

(OFFICIAL SEAL) Before me:
Notary Public for Oregon
My commission expires: 7/13/85

STATE OF OREGON, County of) ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: _____

Leslie Scott Downs and Anna Maria Downs
819 W. Stevens #27
Santa Ana, Calif.

Craig Scott Rice
918 Ashburn May
Klamath Falls, Oregon 97601

After recording return to:
as above
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address
No Change
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 _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SUBJECT TO:

207776

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions, but excluding restrictions, if any, based on race, color, religion or national origin, as contained in Deed from Klamath Corporation.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 23, 1978

Recorded: January 24, 1978

Volume: M78, page 1122, Microfilm Records of Klamath County, Oregon

Amount: \$26,750.00

Grantor: Leslie Scott Downs and Anna Maria Downs, husband and wife

Trustee: Mountain Title Company

Beneficiary: First National Bank of Oregon

The Beneficial interest under said Trust Deed was assigned by instrument

Dated: January 24, 1978

Recorded: January 27, 1978

Volume: M78, page 1125, Microfilm Records of Klamath County, Oregon

To: Housing Division, Department of Commerce, State of Oregon

Buyer agrees to assume and pay said Deed of Trust

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXX~~

this 2 day of December A.D. 19 81 at 3:45 o'clock P.M.

duly recorded in Vol. M 81, of Deeds on Pg. 20775

Fee \$8.00

EVELYN BIEHL, County Clerk

By [Signature]