

66736

#M30383

Aspen TITLE & ESCROW, INC. Vol. 1886 Page 18102  
WARRANTY DEED (INDIVIDUAL)

RODNEY M. HARPER and KAREN E. HARPER, husband and wife, hereinafter called grantor, convey(s) to BILLY JOE RICE and JOANNE BACCHETTO, not as tenants in common, but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3 in Block 1 of CHIA PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1986-'87, a lien, not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, restrictions as shown on the recorded plat of Chia Park.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record and recorded September 15, 1978 in Book M-78 at page 20454.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the

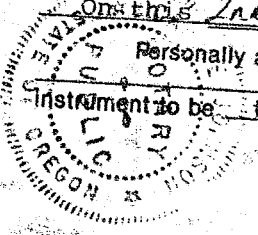
In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of October, 19 86.

Rodney M. Harper  
Rodney M. Harper  
Karen E. Harper

STATE OF OREGON, County of Klamath, On this 2nd day of October, 19 86.

Personally appeared the above named Rodney M. Harper and Karen E. Harper Instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me: Evelyn Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-90



Rodney M. & Karen E. Harper

GRANTOR'S NAME AND ADDRESS

Billy Joe Rice & Joanne Bacchetto

GRANTEE'S NAME AND ADDRESS

Billy Joe Rice & Joanne Bacchetto  
2569 Berkeley

Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of October, 19 86, at 3:23 o'clock P.M., and recorded in book/reel/volume No. 486 on page 18102 or as document/fee/file/instrument/microfilm No. 66736, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By: Ann Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

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