FORM No. 762—SPECIAL WARRANTY DEED (Individual or Corporate). ASPEN 37093 COPYRIGHT 1990 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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KNOW ALL MEN BY THESE PRESENTS, That WESTERN BANK, an Oregon banking corporation *, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto* C. SCOTT RICE and CINDY A. RICE, Husband and wife *hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of* Klamath *, State of Oregon, described as follows, to-wit:*

Lot 11, Block 1, THIRD ADDITION TO EAST HILLS ESTATES, in the County of KLamath, State of Oregon.

CODE 91 MAP 3909-1AA TL 1100

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 7,000.00 ~~XXXX