



TITLE & ESCROW, INC.

WARRANTY DEED

Vol 93 Page 17388

0104186 ED.
AFTER RECORDING RETURN TO:

ARTHUR R. RICE
ELLA M. WELCH
5641 DENVER AVE
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

J. CLAUDE BOWDEN and THELMA M. BOWDEN, husband and wife and
MAURICE C. WALKER and JUANITA WALKER, husband and wife
hereinafter called GRANTOR(S), convey(s) to ARTHUR R. RICE and
ELLA M. WELCH, not as tenants in common but with full rights of
survivorship hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Parcel 3 of Major Partition 49-92 situated in Lot 14,
Subdivision of Blocks 2B & 3, HOMEDALE, in the County of
Klamath, State of Oregon.

Code 41 Map 3909-11AD TL 1300

LRK
to R 34
"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent on the land,

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
\$16,000.00.

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 19th day of July, 1993.

J. Claude Bowden
J. CLAUDE BOWDEN

Thelma M. Bowden
THELMA M. BOWDEN

Maurice C. Walker
MAURICE C. WALKER

Juanita Walker
JUANITA WALKER

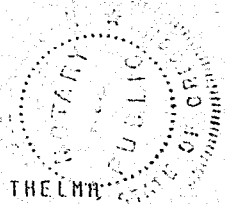
STATE OF OREGON, County of Klamath)ss.

On this 19th day of July, 1993,

Personally appeared the above named J. CLAUDE BOWDEN and THELMA
M. BOWDEN and MAURICE C. WALKER and JUANITA WALKER and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: *Carole Johnson*
Notary Public for Oregon

My Commission Expires: 1-15-94



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 19th day
of July A.D. 19 93 at 11:04 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 17388.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Muller