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83383 06-27-94P03:43 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lynn G Westwoodhereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Jeff Mark Ricehereinafter called the grantee, and unto 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 Northerly 415 feet of the Westerly 1035 feet of Lot 2, Block 7,
 KLAMATH FALLS FOREST ESTATES—SYCAN UNIT, in the County of Klamath,
 State of Oregon. (MAP 3313-2900 TL 5600 described as 2A)

(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 those of record and those apparent upon the land, if any, as the date of this deed

and that 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 \$ 5,900.00.
 However, the actual consideration consists of the whole consideration of \$5,900.00 (The sentence 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 27th day of JUNE, 1994;
 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.

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.

Lynn G Westwood
 Lynn G Westwood

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on JUNE 27, 1994,
 by LYNN G. WESTWOOD

This instrument was acknowledged before me on _____, 19____,
 by _____
 as _____
 of _____



OFFICIAL SEAL
 BRIDGITE M GRIFFIN
 NOTARY PUBLIC-OREGON
 COMMISSION NO. A 018593
 MY COMMISSION EXPIRES SEP. 24, 1998

Bridgite M Griffin
 Notary Public for Oregon
 My commission expires 09-24-98

Lynn G Westwood
P.O. Box 961
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Jeff Mark Rice
4535 Suburban RD
Stockton, CA 95215
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Jeff Mark Rice
4535 Suburban RD
Stockton, CA 95215
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Jeff Mark Rice
4535 Suburban RD
Stockton, CA 95215
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of June, 1994, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M94 on page 19954 or as fee/file/instrument/microfilm/reception No. 83383, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Fee \$30.00

By Debbie M. Mulder, Deputy