12-08-94F03:42 RCVD

Vol.m94 Page 37373

92241 ITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #01042525 42531 AFTER RECORDING RETURN TO: RUTH A. RICE 6522 Sorrel Court Rlamoth Falls, OR. 97603

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

HELEN WOLTER, hereinafter called GRANTOR(5), convey(s) to RUTH A. RICE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 543, BTock 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AD TAX LOT 16400

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST RAK. FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 apparent upon the land, contracts and/or liens for irrigation and/or drainage,

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 \$54,000.00.

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 6th day of December 1994.

DelenWolte HELEN WOLTER OFFICIAL SEAL MARLENE T. ADDINGTON NOTARY PUBLIC - ORECON COMMISSION NO. 022238 MYCOMMISSION EXFIRIT MAR. 72, 1997 STATE OF OREGON)ss. County of Klamath CONTRACTOR AND A CONTRACTOR OF A CONTRACTOR OF A CONTRACTOR OF A CONTRACTOR AND A CONTRACTOR AND A CONTRACTOR A

The foregoing instrument was acknowledged before me this 7th day of December, 1994, by HELEN WOLTER.

Y. Before me: arlene Notary Publie for Oregon My Commission Expires: March 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH: SS.

8th Aspen Title Co the . Filed for record at request of . at 3:42 o'clock P.M., and duly recorded in Vol. M94 _ A.D., 19 _94 Dec of . _ on Page _____ 37373_ Deeds of ____ 🐇 County Clerk Evelyn Biehn By Dauline Mulinable