

WARRANTY DEED

MTC 358560 DS
TODD W. THURMAN,

Grantor(s) hereby grant, bargain, sell and convey to

RUTH RICE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 14 in Block 17, TRACT 1176, being a re-subdivision of Block 17 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

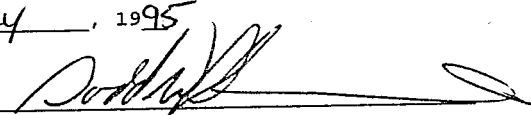
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 75,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 620 Pelican Klamath Falls OR 97601

Dated this 31 day of July, 1995

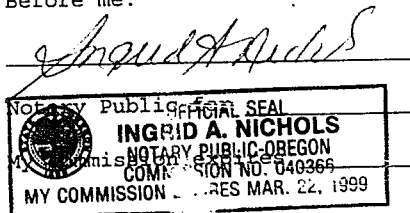

TODD W. THURMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 31 19 95
COUNTY OF Multnomah

Personally appeared the above named Todd W. Thurman
and acknowledged the foregoing instrument to be His voluntary act.

Before me:



(seal)

Return to:

RUTH RICE

620 Pelican
Klamath Falls, OR
97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of August A.D., 19 95 at 2:43 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 20387.

FEE \$30.00

Berntha G. Jetch, County Clerk
