

WARRANTY DEED

MTC 35881 DS

JON L. DEESE,

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

CHRISTOPHER L. RICK and SHAWNA L. RICK, husband and wife,

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 6, Block 11, TRACT 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13, AND 14, BUENA VISTA 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 \$ 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2519 HAWKINS ST., KLAMATH FALLS, OR 97601

Dated this 11 day of Aug, 1995

JON L. DEESE

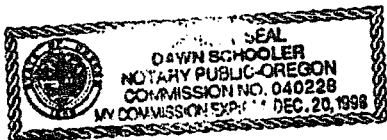
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8-11 19 95

COUNTY OF Klamath

Personally appeared the above named Jon L. Deese

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

CHRISTOPHER L. RICK
2519 HAWKINS ST.
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day of August A.D., 19 95 at 10:04 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 21737.

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Annette Mueller