

18376

## WARRANTY DEED

NTC38165MS  
 GEORGE W. LEMMONS and HELEN R. LEMMONS, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 DONALD L. RICE and JANICE A. RICE, 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:

THE EAST 100 FEET OF LOT 2, BLOCK 27, WEST KLAMATH, 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 \$ 39,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 4937 WEYERHAEUSER STREET, KLAMATH FALLS, OR 97601

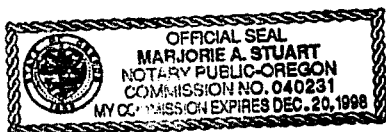
Dated this 20th day of May, 1996

George W. Lemmons  
 GEORGE W. LEMMONS

Helen R. Lemmons  
 HELEN R. LEMMONS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 20 19 96  
 COUNTY OF Klamath  
 Personally appeared the above named George W. Lemmons  
Helen R. Lemmons  
 and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38165-MS

Return to:

DONALD L. RICE  
 7111 SE Harold Street  
 Portland, OR 97206

Before me:

Notary Public for

My commission expires

STATE OF OREGON.

County of Klamath ss.

Filed for record at request of:

AmeriTitle  
 on this 20th day of May A.D. 19 96  
 at 11:57 o'clock AM. and duly recorded  
 in Vol. M96 of Deeds Page 14546.

Bernetha G Letsch, County Clerk

By

Deputy.

Fee, \$30.00