

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 03044837

Filed for record at request of:

AFTER RECORDING RETURN TO:

DONALD C. RICE
LUELLA D. RICE
10207 WILDWOOD LANE
KLAMATH FALLS, OR 97603

Aspen Title & Escrow

on this 3rd day of July A.D., 19 96
at 11:02 o'clock AM and duly recorded
in Vol. 196 of Deeds Page 19782

Bernetha G Letsch, County Clerk,

By Cherry Russell

Deputy.

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

Fee, \$30.00

KLAMATH MACHINERY COMPANY, INC., an Oregon corporation,
hereinafter called GRANTOR(S), convey(s) to DONALD C. RICE and
LUELLA D. RICE, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 7, Block 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-3308 TL 10700 (covers additional property)

"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 30.390"

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, 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
\$127,939.00.

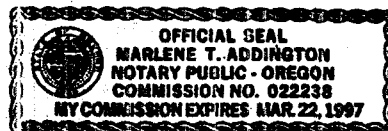
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 2nd day of July, 1996.

KLAMATH MACHINERY COMPANY, INC.

BY: Donald C. Rice TITLE

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 2nd day
of July, 1996, by Donald C. Rice of Klamath Machinery Company,
Inc., an Oregon corporation, on behalf of the corporation.

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: January 31, 1998 March 22, 1997