

45254

BRETT E. SMITH and MARY ANNE SMITH, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3070 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 15th day of September, 19 97

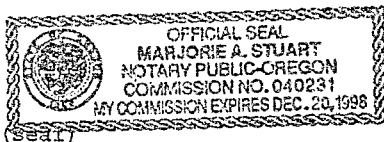
Brett E. Smith
BRETT E. SMITH

Mary Anne Smith
MARY ANNE SMITH

STATE OF Oregon SS. September 15 1997
COUNTY OF Klamath

Personally appeared the above named Brett E. Smith and Mary Anne
Smith

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT42471-MS

Return to:
DONALD L. RICE
3070 SUMMERS LANE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Summers Lane which is South 89 degrees 26' West a distance of 30 feet and South 1 degree 12' East a distance of 175.2 feet from the Section corner common to Sections 2, 3, 10 and 11 of said Township and Range for the true point of beginning; thence continuing along the Westerly line of Summers Lane, South 1 degree 12' East a distance of 72.5 feet; running thence South 89 degrees 26' West a distance of 240 feet; thence North 1 degree 12' West a distance of 72.5 feet; thence North 89 degrees 26' West 240 feet; more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of Sept. A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 30191.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kazdun Rosa