FORM No. 723 – BARGAIN AND SALE DEED (Individual or Corporate).
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48953

Karen Patricia Mathes & Ernest Leo Mathes, Trustees for the Karen Patricia Mathes Revocable Trust, 35205 Mohawk Rise St, Creswell OR 97426
Grantor's Name and Address

Craig Scott Rice & Cynthia Ann Rice, 211 Pinegrove Rd, Klamath Falls OR 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
see below

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Craig & Cynthia Rice
211 Pinegrove Rd
Klamath Falls OR 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of November, 19 97, at 11:25 o'clock A.M., and recorded in book/reel/volume No. M97 on page 38283 and/or as fee/file/instrument/microfilm/reception No. 48953-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

Fee: $30.00

MTC 13916-8705

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Karen Patricia Mathes & Ernest Leo Mathes, Trustees of the Karen Patricia Mathes Revocable Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Craig Scott Rice & Cynthia Ann Rice, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1: Lot 1, Block 3 of Pine Grove Ponderose, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: A tract of land situated in the Lot 2, Block 3, Pine Grove Ponderose, a duly recorded subdivision in the E1/2 NE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: The South 6.00 feet of said Lot 2, Block 3.

97 NOV 21 AM 11:25

AMERITITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $158,00.00 ~~(Here over the true and actual consideration paid for this transfer, stated in terms of dollars, is $ _____ or indicate other property or value given or promised which is a part of the consideration, if any.)~~ (See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1 day of October, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Ernest Leo Mathes
Ernest Leo Mathes

Karen Patricia Mathes
Karen Patricia Mathes

STATE OF OREGON, County of Lane } ss.

This instrument was acknowledged before me on November 17, 1997,

by

This instrument was acknowledged before me on November 17, 1997,

by

OFFICIAL SEAL
CARLA M. AYDELOTT
NOTARY PUBLIC-OREGON
COMMISSION NO. C37072
MY COMMISSION EXPIRES SEP 23, 2000

Carla M. Aydelott
Notary Public for Oregon
My commission expires Sept. 23, 2000