

51213

MTC 43327-PS
WARRANTY DEEDVol. M98 Page - 479

KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES H. RICKMAN AND SABRA D. RICKMAN, TRUSTEES OF THE RICKMAN FAMILY TRUST,
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 3 in Block 4 of BELLA VISTA - TRACT NO. 1235, 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:

SUBJECT TO: TRUST DEED RECORDED IN VOLUME M97, PAGE 41895, MICROFILM
RECORDS OF KLAMATH COUNTY, OREGON, BY AND BETWEEN KERRY S. PENN AS
GRANTOR AND TRUSTEES OF THE JAMES E. STEVENS AND ROBERTA K. STEVENS
FAMILY TRUST AS BENEFICIARIES, WHICH BUYER HEREIN DOES NOT AGREE TO
ASSUME AND PAY, AND SELLER FURTHER AGREES TO HOLD BUYER HARMLESS
THEREFROM.

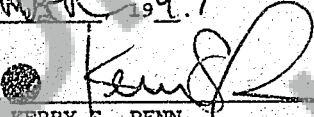
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3918 W. 184th PL., TORRANCE, CA 90504

Dated this 27th day of December 1997


KERRY S. PENN

STATE OF CALIFORNIA

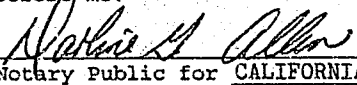
COUNTY OF Shasta

SS. 12-27 19 97

Personally appeared the above named KERRY S. PENN

and acknowledged the foregoing instrument to be his voluntary act.

Before me:


Notary Public for CALIFORNIA
My commission expires 8-9-99

(seal)

ESCROW NO. MT43327-PS

Return to:

THE RICKMAN FAMILY TRUST
3918 W. 184th PL.
TORRANCE, CA 90504

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Americiti the 7th day
of January A.D., 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 479

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen R. [Signature]

