

DAVID J. H. DANFORTH and REGINA C. DANFORTH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DENNIS E. BICE and TERESA L. BICE, as tenants by the entirety, 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 1 IN BLOCK 2, TRACT NO. 1091, LYNNWOOD IN THE CITY OF KLAMATH FALLS, 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 \$ 152,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1151 Lynnewood Blvd., Klamath Falls, OR 97601

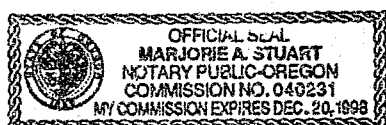
Dated this 2nd day of April, 19 98

David J. H. Danforth  
DAVID J. H. DANFORTH

Regina C. Danforth  
REGINA C. DANFORTH

STATE OF Oregon SS. April 2 19 98  
COUNTY OF Klamath  
Personally appeared the above named David J.H. Danforth and Regina C. Danforth

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Margaret A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT44203-MS

Return to:

DENNIS E. BICE

1151 Lynnewood Blvd.  
K. Falls, OR.

97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 7th day of April A.D., 1998  
at 3:38 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 11339

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.