

56030

MTC 44217-LW

WARRANTY DEED

Vol. M98 Page 11482

BILL RICE and KELLIE RICE, husband and wife,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 PAUL M. GOEBEL and PHYLLIS A. GOEBEL, 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:

Lot 549 in Block 120 of MILLS ADDITION, 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 \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1345 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

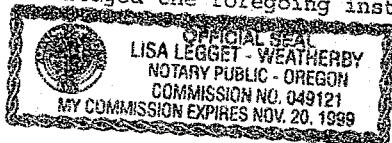
Dated this 7 day of April, 1998

Bill Rice
 BILL RICE

Kellie Rice
 KELLIE RICE

STATE OF Oregon
 COUNTY OF Klamath ss. April 7 1998
 Personally appeared the above named Bill Rice and
Kellie Rice

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget Weatherby
 Notary Public for Oregon
 My commission expires 11/20/99

ESCROW NO. MT44217-LW

Return to:
 PAUL M. GOEBEL
 1345 PACIFIC TERRACE
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath
 Filed for record at request of:

Amerititle
 on this 8th day of April A.D., 1998
 at 3:26 o'clock P. M. and duly recorded
 in Vol. M98 of Deeds Page 11482

Bernetha G. Letsch, County Clerk

By Kathleen Ross
 Fee, \$30.00 Deputy.