

59653

MTC 44478-KA
WARRANTY DEEDVol. M98 Page 20051

E. DANIEL RICE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOSEPH J. D'ANDREA and ROSE M. D'ANDREA, 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 11, Block 2, FIRST ADDITION TO WINEMA GARDENS, 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 \$ 88,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1727 WINONA WAY, KLAMATH FALLS, OR 97603

Dated this 11 day of June, 1998

E. Daniel Rice
E. DANIEL RICE

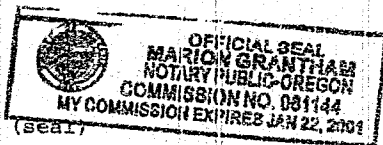
STATE OF OREGON

SS.

JUNE11 19 98COUNTY OF KLAMATH

Personally appeared the above named E. DANIEL RICE

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marion Grantham
Notary Public for Oregon

My commission expires 1/22/01

ESCROW NO. MT44478-KA

Return to:

JOSEPH J. D'ANDREA
1727 WINONA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 11th day of June A.D., 1998
at 3:38 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 20051

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch
Fees, \$30.00 Deputy

Deputy