



## WARRANTY DEED

ATC # 03047837

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 AFTER RECORDING RETURN TO:  
 ROBERT & BETTY RICE  
 1811 PARK AVENUE  
 KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

ROBERT STEPHEN WHITE and KATHLEEN R. WHITE, hereinafter called GRANTOR(S), convey(s) and warrants to ROBERT A. RICE and BETTY A. RICE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

*for*  
 "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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$106,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

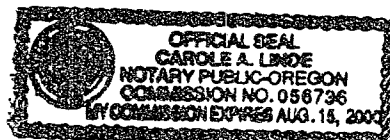
IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of June, 1998.

*Robert Stephen White By Kathleen Rochelle White*  
 ROBERT STEPHEN WHITE *Attorney in fact* KATHLEEN R. WHITE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 26th day of June, 1998 by Betty A. Rice Individually and as attorney in fact for Robert A. Rice, on behalf of said principal.

*Carole A. Linde*  
 Notary Public for Oregon  
 My Commission Expires: 8/15/00.



## EXHIBIT "A"

That portion of Lots 13, 14, 15, 16 and 17, Block 12, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of Lot 17, Block 12; thence West along the South boundary of Block 12, 5.00 feet to the true point of beginning; thence West along the South boundary of Block 12, 120.00 feet, more or less, to the Southwest corner of Block 12; thence North 44 degrees 43' East, 154.80 feet, more or less, to the North boundary of Lot 17; thence East along the North boundary of Lot 17, 11.07 feet, more or less, to a point 5.00 feet West from the Northeast corner of Lot 17; thence South parallel with the East boundary of Lot 17, 110.00 feet to the true point of beginning.

CODE 1 MAP 3809-20DD TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day  
of June A.D., 19 98 at 11:18 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 23041.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Brown