

AMT 44414-PS

WARRANTY DEED

RONALD K. RIMA and DARLEEN M. NIMMO, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: L. FRANK GOODSON and LILLIE L. GOODSON, 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:

Lots 1, 2 and 3 of TRACT 1285 - MALLARD BAY, 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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 6646 Homedale Rd., Klamath Falls, OR 97603

Dated this 30 day of June, 1998



Ronald K. Rima
RONALD K. RIMA

Darleen M. Nimmo
DARLEEN M. NIMMO

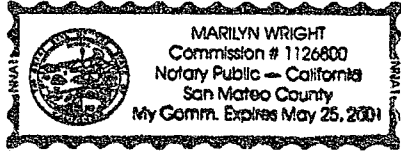
STATE OF California

COUNTY OF San Mateo

SS. June 30 1998

Personally appeared the above named Ronald K. Rima

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marilyn Wright
Notary Public for California
My commission expires 5-25-2001

ESCROW NO. MT44414-PS

Return to:

L. FRANK GOODSON &
LILLIE L. GOODSON
6646 Homedale Rd.
Klamath Falls, OR 97603

23385

FORM No. 23—ACKNOWLEDGMENT.
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STATE OF OREGON,

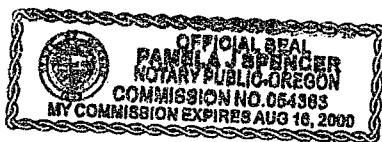
County of Klamath

} ss.

BE IT REMEMBERED, That on this 1st day of July, 19 98
 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
 named DARLEEN M. NIMMO

known to me to be the identical individual..... described in and who executed the within instrument and
 acknowledged to me that she..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.



Pamela J. Spencer

Notary Public for Oregon
 8/16/2000

My commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
 of July A.D., 19 98 at 3:49 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 23384

Bernetha G. Letsch, County Clerk

By Kathleen Ross

FEE \$35.00