

69716

Vol. 1998 Page 41625

After recording return to:

BILL E. PAINTERP.O. BOX 613GILCHRIST, OR 97737

96 NOV 16 AM 11:21

TITLE ORDER NO: K-53044

KEY ESCROW NO: 41-1989

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DAVID L. RICE and VICKIE LOU RICE, husband and wife Grantor,

conveys and warrants to:

BILL E. PAINTER and NANCY D. PAINTER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 149994
Tax Account No: M-074750

Map No: 2408-3600-1000
Map No: 873088

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 consideration for this conveyance is \$54,900.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 11TH day of November, 1998.

GRANTOR(S):

David L. RiceVickie Lou RiceSTATE OF OREGON, County of Taney) ss.

This instrument was acknowledged before me on November 11, 1998,
by DAVID L. RICE and VICKIE LOU RICE

Sharon J. Hawkins
Notary Public for Oregon Missouri

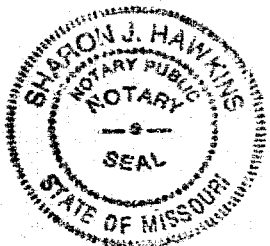
My commission expires: 3/29/2000

EXHIBIT "A"

That portion of the North 880 feet of the NW ¼ SE ¼ lying Northwesternly of the Gilchrist and Co., Ltd., railroad right-of-way in Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Any unpaid charges and/or assessments of Crescent Water and Sewer.

2. Electric Line Right of Way Easement, including the terms and provisions thereof
Dated : September 10, 1993

Recorded: October 28, 1993 in M-93 on page 28047, records of Klamath County, Oregon

Given by : Crown Pacific Ltd
To : Midstate Electric Cooperative, Inc.

3. We find no apparent means of record ingress or egress to or from the above property.

4. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 16th day
of Nov A.D., 19 98 at 11:21 o'clock A M., and duly recorded in Vol. m98
of Deeds on Page 41675

FEE \$35.00

By Bernethia G. Letsch County Clerk
Kathleen Ross