

After recording return to:

98 DEC 14 AIO 57

TITLE ORDER NO: K-53412

MARY HELEN RICHY

KEY ESCROW NO: 41-2117

8300 ENCIENTOCOVINA, CA 91719

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

JAMES E. TICE, an individual Grantor,

conveys and warrants to:

MARY HELEN RICHY 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: 166135

Map No: 2607-1D-6000

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 \$7,000.00. 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 7th day of Dec., 1998.

GRANTOR(S):

James E. Tice (Signature)  
JAMES E. TICE

## GENERAL ACKNOWLEDGMENT

State of California

County of ORANGEOn DECEMBER 7, 1998

before me,

ROSIE SABO

personally appeared

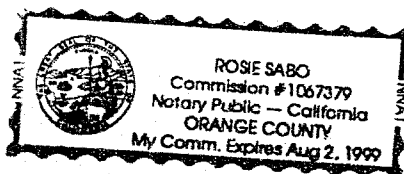
\*\*\*\*\*JAMES E TICE\*\*\*\*\*

personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Rosie Sabo (SEAL)

CLS-775-2-CA-0003 12-95



Bank of America NT &amp; SA

## EXHIBIT A:

Lot 10, Block 2, Tract No 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
and as of November 30, 1998 at 8:00 a.m., title vested in:

1. Reservations and restrictions in the dedication of Tract No. 1069, as follows: "...1) 25 foot building set-back from front and side property lines. 2) Public utilities easements 16 feet in width centered on all side and back lot lines. 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (4 All sanitary facilities subject to approval of the County Sanitarian. 5) Upper 35 feet from the high watermark, the mean thereof, of the Little Deschutes River is reserved for public access easement. 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. 7) All existing easements and reservations of record. 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 14th day  
of December A.D., 19 98 at 10:57 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 45522.

FEE \$35.00

By Bernetha G. Letsch, County Clerk