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MTC 47184-KR
WARRANTY DEEDVol. M99 Page 5580

ROBERT BAUMGART,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD L. RICE and JANICE A. RICE, 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:

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

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 \$ 44,000.00.
Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 17th day of February 1999

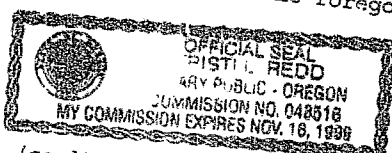
Robert Baumgart
ROBERT BAUMGART

STATE OF OregonCOUNTY OF Klamath SS. 2/17 19 99

Personally appeared the above named

ROBERT BAUMGART

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristin L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT47184-KR

Return to:

DONALD L. RICE
3070 Summers Ln.
K. Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner of Block 64, the same being also the Southeast corner of Lot 1, Block 64, NICHOLS ADDITION TO LINKVILLE, (now City of Klamath Falls), Oregon; thence in a Northwesterly direction along the Westerly line of Eighth Street a distance of 65 feet; thence at right angles in a Southwesterly direction parallel with Lincoln Street a distance of 65 feet more or less to the Southwesterly line of said Lot 1; thence at right angles in a Southeasterly direction following the Southwesterly line of Lot 1 for a distance of 65 feet to the Northwesterly line of said Lincoln Street; thence in a Northeasterly direction along the said Lincoln Street a distance of 65 feet to the place of beginning, being the Southeasterly 65 feet square of said Lot 1 in said Block 64 of said Addition, in the County of Klamath, State of Oregon.

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of

of

February

A.D.

1999

at

Amerititle

11:38

o'clock

A.M.

the

18th

day

of

Deeds

on Page

5580

Linda Smith, County Clerk

FEE

\$35.00

by

Kathleen Ann