

'01 JUL 11 PM2:57

MT54515-LB  
WARRANTY DEED

Vol M01 Page 33757

CORY W. MORTENSEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TIMOTHY J. TICE and LAURA L. TICE, 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:

The South one-half of Lots 1 and 2 in Block 6 of TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT4008020B002800

KEY #624239

ACCT4008020B002700

KEY #624220

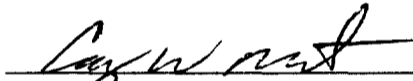
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P O BOX 904, KLAMATH FALLS, OR 97601

Dated this 10<sup>th</sup> day of July, 2001.

  
CORY W. MORTENSEN

State of Oregon  
County of

This instrument was acknowledged before me on July 10<sup>th</sup>, 2001 by CORY W. MORTENSEN.

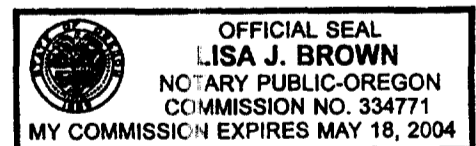
  
(Notary Public for Oregon)

My commission expires 5-18-2004

ESCROW NO. MT54515-LB

Return to:

TIMOTHY J. TICE  
P O BOX 904  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 07/11/01 at 2:57 p.m.  
In Vol. M01 Page 33757  
Linda Smith,  
County Clerk Fee\$ 21.00