

03 MAY 27 AM 11:20

MT6-61178 TA



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THIS SPACE R **State of Oregon, County of Klamath**  
Recorded 05/27/2003 11:20 a m.  
Vol M03 Pg 35461  
Linda Smith, County Clerk  
Fec \$ 21.00 # of Pgs 1

After recording return to:  
SHIRLEY R. RICE

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

SHIRLEY R. RICE  
1001 Eldorado  
Klamath Falls, OR 97601

Escrow No. MT61178-TA

### WARRANTY DEED

THE MC MAHAN FAMILY TRUST DATED U.A.D. MARCH 29, 1991, Grantor(s) hereby grant,  
bargain, sell, warrant and convey to:  
SHIRLEY R. RICE, 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 W1/2 of Lot 17 in Block 35 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

KEY #217198

ACCT #3809-028BC-06600

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.

The true and actual consideration for this conveyance is \$70,000.00.

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.

Dated this 23rd day of May, 2003.

THE MC MAHAN FAMILY TRUST DATED U.A.D. MARCH 29, 1991  
BY: [Signature]  
GEORGE E. MC MAHAN, TRUSTEE

BY: [Signature]  
HELEN MC MAHAN, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 23, 2003 by GEORGE E. MC  
MAHAN & HELEN MC MAHAN, TRUSTEES OF THE MC MAHAN FAMILY TRUST DATED U.A.D. MARCH 29,  
1991.



[Signature]  
(Notary Public for Oregon)  
My commission expires 11/16/2003

21.00