

03 JUL 18 PM 3:42



WTC - 61559 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KEITH R. RHINE

1201 FRONT STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 07/18/2003 3:42 P. m.

Vol M03 Pg 50859

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

KEITH R. RHINE

1201 FRONT STREET

KLAMATH FALLS, OR 97601

Escrow No. MT61559-TM

WARRANTY DEED

ART MILLS and GAYNO MILLS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to KEITH R. RHINE and AMY K. RHINE, husband and wife, 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:

Lot 18 in Block 9 of BUENA VISTA 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.

Account No.: 3809-030BB-01100-000

Key No.: 174901

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$219,900.00.

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 18th day of July, 2003.

ART MILLS

GAYNO MILLS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18 2003 by ART MILLS and GAYNO MILLS.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



21/π