

04 AUG 31 PM 12:33

Vol M04 Page 57902



After recording return to:  
Charles R. Hutchings and Teresa A.  
Hutchings  
61887 Avonlea Circle  
Bend, OR 97702

Until a change is requested all tax statements  
shall be sent to the following address:  
Charles R. Hutchings and Teresa A.  
Hutchings  
61887 Avonlea Circle  
Bend, OR 97702

File No.: 7034-439014 (nt)  
Date: August 23, 2004

State of Oregon, County of Klamath  
Tr Recorded 08/31/04 12:33 P m  
Vol M04 Pg 57902-63  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Howard Rice and Cheryl A. Rice as tenants by the entirety**, Grantor, conveys and warrants to **Charles R. Hutchings and Teresa A. Hutchings**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 31 in Block 3, Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2004-2005** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$38,500.00**. (Here comply with requirements of ORS 93.030)

267

APN: 699685

Statutory Warranty Deed  
- continued

57903

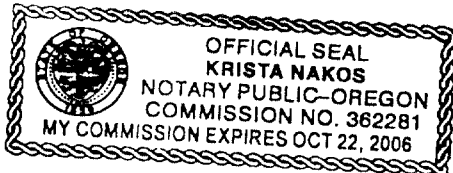
File No.: 7034-439014 (nt)  
Date: 08/23/2004

Howard Rice  
Howard Rice

Cheryl A Rice  
Cheryl A. Rice

STATE OF Oregon )  
County of ~~Klamath~~ Washington )ss.

This instrument was acknowledged before me on this 24 day of August, 2004  
by **Howard Rice and Cheryl A. Rice.**



Krista Nakos  
Notary Public for Oregon  
My commission expires: 10/22/06