

04 DEC 13 PM 3:37



Vol M04 Page 85316

State of Oregon, County of Klamath
Recorded 12/13/04 3:37 p m
THIS SPACE RESERVE Vol M04 Pg 85316
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:
JASON D. ICENBICE
1170 EAGLE COURT
KLAMATH FALLS, OR 97601

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

JASON D. ICENBICE
1170 EAGLE COURT
KLAMATH FALLS, OR 97601

Escrow No. MT67463-TM

MTC 67463-TM

STATUTORY WARRANTY DEED

JANE E. RIDER, Grantor(s) hereby convey and warrant to **JASON D. ICENBICE**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 13 in Block 6 of FIRST ADDITION TO LYNNEWOOD - TRACT NO. 1140, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DC-02900-000 Key No: 425668

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$209,500.00**.

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 13 day of December, 2004

Jane E. Rider
JANE E. RIDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 13, 2004 by JANE E. RIDER.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



21.00
2004