

mtc-71451uv



M05-64146

Klamath County, Oregon

09/13/2005 02:33:07 PM

Pages 1 Fee: \$21.00

After recording return to:

RUSSELL E. RAPP

13097 SW Bounett Street

Tigard, OR 97223

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

RUSSELL E. RAPP

13097 SW Bounett Street

Tigard, OR 97223

Escrow No. MT71451-LW

Title No. 0071451

SWT

STATUTORY WARRANTY DEED

James H. Rickman and Sabra D. Rickman, Trustees of the Rickman Family Trust, Grantor(s) hereby convey and warrant to **RUSSELL E. RAPP and GEORGIA A. RAPP, as tenants by the entirety**, 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 3 in Block 4 of BELLA VISTA - TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007DC-02800-000

Key No: 806738

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 **\$68,000.00**.

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 12 day of September, 2005

James H. Rickman and Sabra D. Rickman, Trustees of the Rickman Family Trust

BY:

James H. Rickman
James H. Rickman, Trustee

BY:

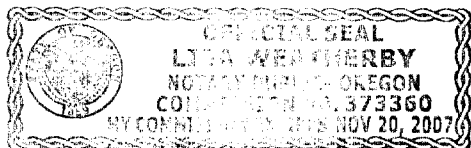
Sabra D. Rickman
Sabra D. Rickman, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 12, 2005 by James H. Rickman and Sabra D. Rickman, Trustees of the Rickman Family Trust.

[Signature]
(Notary Public for Oregon)



My commission expires 11/20/07

2/00