



mtc-73136TM

**M06-01796**

Klamath County, Oregon

01/30/2006 02:44:25 PM

Pages 1 Fee: \$21.00

After recording return to:

RHONDA R. RICE

604 FLAGSTAFF CT

VACAVILLE, CA 95687

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

RHONDA R. RICE

604 FLAGSTAFF CT

VACAVILLE, CA 95687

Escrow No. MT73136-TM

Title No. 0073136

SWD

### STATUTORY WARRANTY DEED

**MILIJA MITROVIC and DANIJELA MITROVIC, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **RHONDA R. RICE**, 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 10, Tract 1416, THE WOODLANDS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-036DC-05000-000

Key No: 891010

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 **\$189,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

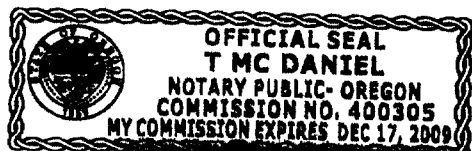
Dated this 27 day of January 2006

MILIJA MITROVIC

DANIJELA MITROVIC

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan 27, 2006 by MILIJA MITROVIC and DANIJELA MITROVIC.



(Notary Public for Oregon)

21.00