



THIS SPACE RI

M06-02209

Klamath County, Oregon

02/03/2006 02:46:03 PM

Pages 1 Fee: \$21.00

After recording return to:

Ida J. Phillips

61260 Parrell Road #5

Bend, OR 97702

Until a change is requested all
tax statements shall be sent to

The following address:

Ida J. Phillips

61260 Parrell Road #5

Bend, OR 97702

Escrow No. BT086706LS

Title No. 0073282

SWD

MTC 73282

STATUTORY WARRANTY DEED

Ron C. Rice and Donita F. Rice, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ida J. Phillips**, 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 9, Block 12, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 132788

Tax 2309-024BO-03300-000

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 **\$125,000.00**.

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 2nd day of February, 2006.

Ron C. Rice

Donita F. Rice

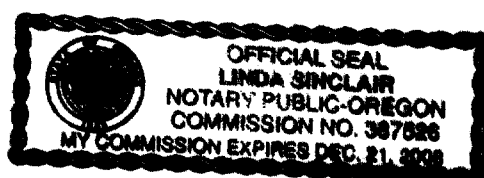
State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on February 2nd, 2006 by Ron C. Rice and Donita F. Rice.

(Notary Public for Oregon)

My commission expires 12/21/2008



21.00