



After recording return to:
James N. Rice and Mary K. Rice

1614 Homedale
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James N. Rice and Mary K. Rice
Address as shown above.

File No.: 7021-777024 (MTA)
Date: March 31, 2006

M06-06791

Klamath County, Oregon

04/07/2006 12:26:53 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

DANIEL MOREHOUSE and VALERIE MOREHOUSE, husband and wife, Grantor, conveys and warrants to **JAMES N. RICE and MARY K. RICE, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Northerly 80.4 feet of the East one-half of the South 1 acre of Tract 63 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet deeded to Klamath County in Deed Volume 349 Page 511, Deed records of Klamath County, Oregon.


This property is free from liens and encumbrances, EXCEPT:

1. 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.

The true consideration for this conveyance is **\$145,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

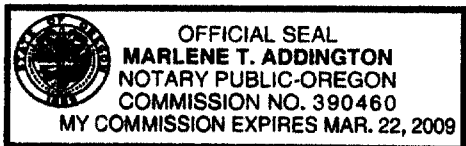
Dated this 4th day of April, 2006.


Daniel Morehouse

Valerie Morehouse
Valerie Morehouse

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21st day of April, 2006
by **Daniel Morehouse and Valerie Morehouse.**



W. J. Addington
Notary Public for Oregon
My commission expires: March 22, 2009