

MTC 74478-SH

THIS SPACE I

**M06-12294**

Klamath County, Oregon

06/15/2006 02:59:07 PM

Pages 2 Fee: \$26.00



After recording return to:

David L. Rice

522 Pelican Bay Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

David L. Rice

522 Pelican Bay Street

Klamath Falls, OR 97601

Escrow No. MT74478-SH

Title No. 0074478

SWD

### STATUTORY WARRANTY DEED

**Christopher Montenaro and Denise Montenaro, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **David L. Rice and Lodevie B. Rice, 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 17, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM THE NORTHERLY 180.92 feet thereof.

Tax Account No: 3907-025D0-03800-000

Key No: 488305

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 **\$257,500.00**.

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 15 day of June, 2006

Christopher Montenaro

Denise Montenaro

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 14, 2006 by Christopher Montenaro and Denise Montenaro.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

26.00

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on **June 15, 2006** by Christopher Montenaro.



*Stacy M Howard*  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007