



After recording return to:
James N. Rice
1614 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James N. Rice
1614 Homedale Road
Klamath Falls, OR 97603

File No.: 7021-845335 (ALF)
Date: June 14, 2006

THIS SPA

M06-14780

Klamath County, Oregon

07/21/2006 03:43:01 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Alfred C. Lutz and Anne Van Nuys, Grantor, conveys and warrants to **James N. Rice**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southerly 44 feet of Lot 6 of the Northwesterly 18 feet of Lot 7, Block 10, ELDORADO, an addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 **\$165,000.00**. (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.

2. The **2006-2007** Taxes, a lien not yet payable.

26. F

APN: 172253

Statutory Warranty Deed
- continued

File No.: 7021-845335 (ALF)
Date: 06/14/2006

Dated this 12 day of July, 2006.

Alfred C. Lutz
Alfred C. Lutz

Anne Van Nuys
Anne Van Nuys

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of July, 2006
by **Alfred C. Lutz and Anne Van Nuys.**



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09