



After recording return to:
Ugalde Family Trust
7956 Kings Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Ugalde Family Trust
7956 Kings Way
Klamath Falls, OR 97603

File No.: 7021-1199932 (ALF)
Date: March 17, 2008

THIS SPACE

2008-005480

Klamath County, Oregon



00044264200800054800030034

04/15/2008 10:58:37 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Craig Scott Rice and Cynthia Ann Rice, Grantor, conveys and warrants to **Joe E Ugalde and Lois K Ugalde, Trustees of the Joe E Ugalde and Lois K Ugalde Family Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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 **\$485,000.00**. (Here comply with requirements of ORS 93.030)

F31-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 14 day of April, 2008

Craig Scott Rice
Craig Scott Rice

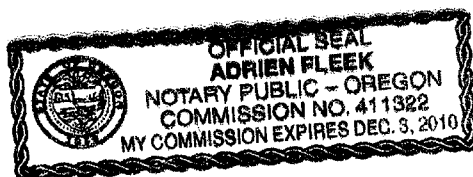
Cynthia Ann Rice
Cynthia Ann Rice

STATE Oregon)
OF)
County Klamath)
of)

This instrument was acknowledged before me on this 14 day of April, 2008
by **Craig Scott Rice and Cynthia Ann Rice.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10



APN: **R598106**

Statutory Warranty Deed

File No.: **7021-
1199932 (ALF)**
Date: **03/17/2008**

- continued

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' 10" WEST 2,192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 1,588.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 51' 42" EAST 187.40 FEET; THENCE SOUTH 00° 02' 03" EAST 465.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 89° 51' 42" WEST ALONG SAID LINE, 187.40 FEET; THENCE NORTH 00° 02' 03" WEST, 465.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON RECORDED SURVEY NO. 2026, AS RECORDED IN THE KLAMATH COUNTY SURVEYOR'S OFFICE.

This legal description was created prior to January 1, 2008