

MT82058-SH

THIS SPACE RI

2008-005498

Klamath County, Oregon



04/15/2008 11:48:15 AM

Fee: \$21.00

After recording return to:

Craig Scott Rice

7019 Verda Vista Place

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Craig Scott Rice

7019 Verda Vista Place

Klamath Falls, OR 97603

Escrow No. MT82058-SH

Title No. 0082058

SWD

STATUTORY WARRANTY DEED

Charles M. Karns and Katherine M. Karns, Trustees of the Karns Family Trust, Dated June 8, 1995, Grantor(s) hereby convey and warrant to **Craig Scott Rice and Cynthia A. 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 33 in Block 1, Tract No. 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$275,300.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 11th day of April, 2008.

The Karns Family Trust, Dated June 8, 1995

BY:

Charles M. Karns, Trustee
Charles M. Karns, Trustee

BY:

Katherine M. Karns, Trustee
Katherine M. Karns, Trustee

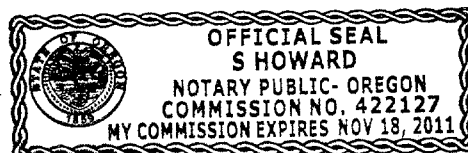
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 11, 2008 by Charles M. Karns and Katherine M. Karns as Trustees of the Karnes Family Trust, Dated June 8, 1995.

S Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011



21AMT