

2013-002452

Klamath County, Oregon



00132365201300024520020023

03/06/2013 03:20:52 PM

Fee: \$42.00

After recording return to:

GARY L. HEDLUND  
Attorney at Law  
303 Pine Street  
Klamath Falls OR 97601

Until a change is requested all  
tax statements shall be sent to

Don, Luella and Nathan Rice  
2925 Arant Place  
Klamath Falls OR 97603

**STATUTORY BARGAIN AND SALE DEED**

Donald C. Rice and Luella D. Rice, Grantors, do hereby convey to Donald C. Rice and Luella D. Rice and Nathan Paul Rice, Grantees, the following described real property with the right of survivorship and not as tenants in common; that is, the fee shall vest in the survivor of the grantees:

Lot 20 in Block 3, Tract 1172, Shield Crest, according to the official plat thereof  
On file in the office of the County Clerk of Klamath County, Oregon.


Together with an undivided interest in all those private roads shown on  
the plat and more particularly described in Declaration recorded in Volume  
M84, page 4256, records of Klamath County, Oregon.

Subject To: All encumbrances of record and those apparent on the land,  
if any.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration of this conveyance is \$ -10.00-. However, the actual consideration consists of other value given and promised.

DATED: February 27 2013.

  
Donald C. Rice

  
Luella D. Rice

STATE OF OREGON, )

County of Klamath )

ss:

Personally appeared Donald C. Rice and Luella D. Rice who, being duly sworn, acknowledged said instrument to be their voluntary act and deed.

Before me:

*Karen Raye Chesney*

Notary Public for Oregon

My commission expires: 9-2-14

