



\$31.00

00124759200500006680020027

01/13/2005 03:02:52 PM

**After Recording Return To:**

Key Title Company  
222 High Street SE  
PO Box 71  
Salem OR 973080071

REC-WD Cnt=1 Stn=1 A. CAPTAIN  
\$10.00 \$10.00 \$11.00

Title Order No.  
Escrow No. 18-6955

**Send Tax Statements To:**

Matthew A Perry  
2828 Doaks Ferry Rd NW  
Salem OR 97304

Tax Account No.



**SPECIAL WARRANTY DEED**

(ORS 93.855)

**Howard Rice and Phyllis Rice, as tenants by the entirety, Grantor,** conveys and specially warrants to **Matthew A Perry and Crystal F Perry, as tenants by the entirety, Grantee** the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$200,000.00.

Dated this 28 day of August, 2001.

Howard Rice  
Howard Rice

Phyllis Rice  
Phyllis Rice

State of OR, County of Marion )ss.

This instrument was acknowledged before me on August 28, 2001  
by Howard Rice and Phyllis Rice.

T. Doerfler  
Notary Public

My commission expires: Jul 17, 2005



**EXHIBIT 'A'**

Legal Description:

Lot Numbered Twenty-Two (22) and the North one-half (N 1/2) of Lot Numbered Twenty-three (23), VICK HEIGHTS, Polk County, Oregon.

Subject to:

Covenants, conditions and restrictions, but omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof, Recorded June 10, 1958, Book 167, page 164, in Polk County, Oregon.

Said covenants, conditions and restrictions were amended by instrument, Recorded May 1, 1961, Book 181, Page 334, in Polk County, Oregon.