

Warranty Deed

This Indenture Witnesseth, That JULIA RITTER,

herein called "grantor," in consideration of / ONE HUNDRED THIRTY-THREE THOUSAND ONE  
Dollars to her paid, had bargained and sold and by these presents do<sup>es</sup> grant,  
bargain, sell and convey to

RITTER RANCH, INC., an Oregon corporation,

herein called "grantee," its successors and assigns forever, the following-described  
premises, situated in Klamath County, State of Oregon:

- Parcel 1: Lot 4, S1NW1, N1SW1, SWNE1, portion of W1SE1, SE1SE1,  
Section 5; E1NE1, NE1SE1, Section 6; E1NE1, NE1SE1, Section 8, Town-  
ship 38 S., R. 11 E.W.M., RESERVING, HOWEVER, to grantor for her life-  
time the residence and outbuildings located on said property and so  
much land as is necessary for the use and enjoyment of said residence.  
Parcel 2: S1SW1, Section 5; SWNE1, SE1NW1, portion of NE1SW1,  
Section 7; N1NW1, Section 8, Township 38 S., R. 11 E.W.M.  
Parcel 3: W1E1, Section 8, Township 38 S., R. 11 E.W.M.  
Parcel 4: SE1SW1, SW1SE1, Section 32, Township 37 S., R. 11 E.W.M.,  
together with the irrigation pump located thereon.  
Parcel 5: Lots 2 and 3, Section 5; NE1NE1, Section 7; E1SW1,  
SE1NW1, Section 8, Township 38 S., R. 11 E.W.M.

together with all tenements, hereditaments and appurtenances hereunto belonging or  
appertaining, and all estate, right, title and interest in and to the same.  
TO HAVE AND TO HOLD said premises unto grantee, its  
successors and assigns forever. Said grantor does covenant to and  
with said grantee, its successors and assigns, that she is the owner  
of said premises, being lawfully seized in fee simple thereof; that said premises are  
free from all encumbrances,  
and that she and her heirs and representatives will warrant and defend  
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$133,118.65.

IN WITNESS WHEREOF, I have hereunto set my hand this 27 day  
of December, 1972.

Julia Ritter

Recd 70  
H. F. SMITH  
Attorney at Law  
539 Main Street  
Klamath Falls, Oregon

15081

STATE OF OREGON }  
 County of KLAMATH } ss. 12-11, 1972

Personally appeared the above-named JULIA RITTER,

know to me to be the identical person... described as grantor... in the within Deed, and  
 acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Herman F. Smith  
 NOTARY PUBLIC FOR OREGON  
 My commission expires 12-21-74

STATE OF OREGON }  
 County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_

Personally appeared  
 who, being first duly sworn, did say that he the \_\_\_\_\_  
 of \_\_\_\_\_

and that the foregoing Deed was signed in behalf of said corporation by authority of its  
 Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
 My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, }  
 County of Klamath }  
 filed for record at request of  
H. F. SMITH  
 on this 29th day of December A.D. 1972  
 at 11:51 o'clock A.M. and do  
 hereby certify that the foregoing is  
 a true and correct copy of the  
 original as the same was  
 presented to me.  
 PAGE 15080  
WM. D. MILNE, County Clerk  
 By Hazel Milne Deputy  
File # 400

Return to:  
H. F. Smith  
535 Main  
K. D.