

1967/50 94073  
KNOW ALL MEN BY THESE PRESENTS: That HARRY B. MARSHALL and JEANNETTE MARSHALL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON F. RITCHIE and EDNA M. RITCHIE, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at an iron pin on the Easterly right of way line of the Rocky Point Road which marks the Northwest corner of Lot 26 of FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence North 39° 7' East along the Northerly line of said Lot 26 a distance of 58.28 feet to an iron pin; thence North 0° 25' East 55 feet to an iron pin; thence Westerly and parallel to the Northerly line of said Lot 26 to the Easterly right of way line of Rocky Point Road; thence South 20° 55' East along the Easterly right of way line of said Rocky Point Road to the point of beginning, being a portion of the W 1/2 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian. (Code 3 Map 3606-1024 Tax Lot 700)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except restrictions contained in deed from C. O. Carlstrom and Louise A. Carlstrom, his wife, to Neil Jackson and Darlene Jackson, his wife, dated October 21, 1959, recorded October 21, 1959 in Volume 316 at page 571, Deed Records, prohibiting operation of commercial enterprise on property.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 15 day of October, 1974.

STATE OF OREGON, County of Jackson ) ss.  
Personally appeared the above named HARRY B. MARSHALL and JEANNETTE MARSHALL

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ann Korner  
(OFFICIAL SEAL) ANN KORNER Notary Public for Oregon  
NOTARY PUBLIC - OREGON My commission expires June 9, 1978  
NOTE - The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.  
My Commission Expires 6-9-78

WARRANTY DEED

HARRY B. MARSHALL and  
JEANNETTE MARSHALL  
TO  
VERNON F. RITCHIE and  
EDNA M. RITCHIE

TAKES AFTER RECORDING RETURN TO  
Vernon F. Ritchie  
520 South Peach  
Medford, Oregon 97501

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 21st day of OCTOBER, 1974, at 11:18 o'clock A.M., and recorded in book M 74 on page 13708 or as filing fee number 94073, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Hagel Deputy

FEE \$ 2.00

Until further notice tax statements to be mailed to: Vernon F. Ritchie