

1-1-74

79503

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RITTER RANCH, INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER N. RITTER and MARGERY K. RITTER, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 5, and N $\frac{1}{4}$ NW $\frac{1}{4}$, Section 8, Township 38 S., R. 11 E.W.M., more particularly described as follows: Beginning at a point from which the NW corner of said Section 8 bears S. 77°50'31" W. 1486.15 feet; thence N. 56°50'40" E. 60.00 feet; thence S. 86°14'55" E. 250.68 feet; thence S. 40°53'59" E. 448.75 feet; thence S. 01°43'39" E. 935.16 feet; thence West 792.22 feet; thence N. 01°31'46" W. 103.00 feet; thence N. 01°52'19" W. 383.82 feet; thence N. 18°04'00" E. 468.59 feet; thence N. 03°24'46" W. 178.59 feet; thence N. 18°55'02" E. 155.58 feet to the point of beginning, containing 20.00 acres, with bearings based on Survey No. 920, as recorded in the office of the Klamath County Surveyor. TOGETHER WITH a 60-foot wide easement for ingress and egress described as follows: Beginning at a point from which the NW corner of said Section 8 bears S. 77°50'31" W. 1486.15 feet; thence N. 56°50'40" E. 60.00 feet; thence N. 33°09'20" W. 611.42 feet to the southerly right of way line of State Highway No. 140; thence S. 51°50'40" W. along said

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (CONTINUED ON REVERSE)

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

and that

grantor will warrant and forever defend the said 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 \$11,960.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of January, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

RITTER RANCH, INC.

(If executed by a corporation, affix corporate seal)

By

By

STATE OF OREGON,

County of

ss.

STATE OF OREGON, County of Klamath ss.

January 17, 1980

Personally appeared JULIA RITTER

WALTER N. RITTER,

who, being duly sworn, each for himself and not one for the other, did say that the former is the

president and that the latter is the

Walter N. Ritter secretary of RITTER

RANCH, INC.

and acknowledged the foregoing instrument to be voluntary act and deed. and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 12/12/82

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter N. Ritter and Margery K. Ritter
Route 1, Box 346
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Walter N. Ritter and Margery K. Ritter

Box 134, Box 346
Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of January, 1980, at 3:52 o'clock P.M., and recorded in book/reel/volume No. M-80 on page 1063 or as document/fee/file/instrument/microfilm No. 79503, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

By Jacqueline M. Mettles Deputy

Fee \$3.50

Cal
350