

1-1-74

WARRANTY DEED

Vol. m81 Page 6801

KNOW ALL MEN BY THESE PRESENTS, That WALTER N. RITTER, ERWIN R. RITTER
and MARTHA CLARA GROHS,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE N. RITTER, 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:

E $\frac{1}{2}$ SW $\frac{1}{4}$, Lots 3 and 4, Section 30, Township 37 S., R. 11 E.W.M., and SE $\frac{1}{4}$, Section 25, Township 37 S., R. 11 $\frac{1}{2}$ E.W.M. ALSO a parcel of land situate in the S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 30, Township 37 S., R. 11 E.W.M., more particularly described as follows: Beginning at the NW corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 30, thence S. 00°11'15" E., along the West line of said S $\frac{1}{2}$ SE $\frac{1}{4}$, 1221.23 feet; thence leaving said West line, N. 45°32'28" E. 39.08 feet to the point of curvature of a curve to the left; thence along the arc of a 170.00 foot radius curve concave to the North (delta = 44°28'07") a distance of 131.94 feet (long chord = N. 23°18'35" E. 128.65 feet), thence generally along a fence line, N. 01°04'31" E. 1076.01 feet to a point on the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$, said Section 30; thence leaving said fence line S. 89°56'16" W. along said North line, 103.00 feet to the point of beginning. SAVING AND EXCEPTING a parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 30, Township 37 S., R. 11 E.W.M., more particularly described as follows: Beginning at the South $\frac{1}{4}$ corner

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON REVERSE)

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 as herein stated,

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 \$ 280,000.00

~~However, the actual consideration consists of the property of value shown or promised which is part of the consideration (indicate which) (If the sentence between the symbols is not applicable, it should be marked XXXX)~~

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 14 day of April, 1981; 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.

(If executed by a corporation, affix corporate seal)

Erwin R. Ritter
Walter N. Ritter
Martha Clara Grohs

STATE OF OREGON,

County of KLAMATH

} ss.

April 15, 1981.

STATE OF OREGON, County of _____

} ss.

, 19____.

Personally appeared _____

and

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

secretary of _____

Personally appeared the above named WALTER N. RITTER, ERWIN R. RITTER and MARTHA CLARA GROHSand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor
151 Lounsberry Rd
Ridgefield Conn 06878

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of _____ County, affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED FOR RECORDER'S USE

(Description continued) of Section 30, Township 37 S., R. 11 E.W.M., said corner being the quarter corner common to Sections 30 and 31, said Township and Range, thence N. 89°59'16" W., along the South line of said Section 30, 166.00 feet; thence leaving the South line of said Section 30, and along the arc of a 170.00 foot radius curve concave to the North (delta = 44°28'06") a distance of 131.94 feet (long chord = N. 67°46'41" E. 128.65 feet); thence leaving said curve, N. 45°32'38" E. 65.30 feet to a point on the East line of SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 30; thence S. 00°11'15" E., along said East line, 94.45 feet to the point of beginning, containing 0.11 acres, more or less.

SUBJECT TO: Liability for deferred taxes under the farm use statute, ORS 308.370 to 308.403.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 15th day of April A. D. 19 81 at 3:53 o'clock P M., and
 duly recorded in Vol. M81, of Deeds on Page 6801.

EVELYN BIEHN, County Clerk

By Debra A. Jensen

Fee \$7.00