

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RITTER RANCH, INC., an Oregon corporation, hereinafter called grantor, for the consideration herein-after stated, does hereby grant, bargain, sell and convey a 33.8% interest as tenant in common unto JULIA RITTER, an 11.5% interest as tenants in common unto WALTER N. RITTER and MARGERY K. RITTER, husband and wife, a 37.3% interest as tenant in common unto WALTER N. RITTER and a 17.4% interest as tenant in common unto ERWIN R. RITTER, hereinafter called grantees, and unto grantees' heirs, successors and assigns, in and to that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

- 192 AUG 31 AM 11 17
- Parcel 1: SW $\frac{1}{4}$ NE $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$, less that portion described in deed recorded November 18, 1975, in Volume M-75, Page 14511, Deed Records of Klamath County, Oregon, Lot 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 5; E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 6, less that portion conveyed to Walter N. Ritter, et ux, by deed dated May 17, 1966, recorded June 29, 1966, in Volume M-66, Page 6600, Deed Records of Klamath County, Oregon; E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 8, all in Township 38 S., R. 11 E.W.M. SUBJECT TO reservation in favor of Julia Ritter as set forth in deed dated December 27, 1972, recorded December 29, 1972, in Volume M-72, Page 15080, Deed Records of Klamath County, Oregon. ALSO SUBJECT to easement dated April 21, 1980, recorded June 25, 1980, in Volume M-80, Page 11638, Deed Records of Klamath County, Oregon.
- Parcel 2: S $\frac{1}{2}$ SW $\frac{1}{4}$, Section 5, and N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 8, less that portion conveyed to Walter N. Ritter, et ux, by deed dated January 17, 1980, recorded January 17, 1980, in Volume M-80, Page 1063, Deed Records of Klamath County, Oregon; SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 7, less that portion conveyed to Bernard J. Jendrzenjewski by deed dated October 23, 1979, recorded October 25, 1979, in Volume M-79, Page 25166, Deed Records of Klamath County, Oregon; SE $\frac{1}{4}$ NW $\frac{1}{4}$, that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of Highway 140, Section 7, all in Township 38 S., R. 11 E.W.M.
- Parcel 3: W $\frac{1}{2}$ E $\frac{1}{2}$, Section 8, Township 38 S., R. 11 E.W.M.
- Parcel 4: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 32, Township 37 S., R. 11 E.W.M.
- Parcel 5: Lots 2 and 3, Section 5, NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 7, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 8, Township 38 S., R. 11 E.W.M.
- Parcel 6: Undivided one-half interest in Ritter Reservoir as designated on the plat of Klamath Forest Estates Highway 66 Unit Plat No. 2, Klamath County, Oregon, situated in SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4, and SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 5, Township 38 S., R. 11 E.W.M., also described as Account No. 36-3811-400, Tax Lot 17100, and Account No. 36-3811-500, Tax Lot 2900.

TO HAVE AND TO HOLD the same unto said grantees, their successors, heirs and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. HOWEVER, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

IN WITNESS WHEREOF, RITTER RANCH, INC., pursuant to a resolution of its board of directors, has caused these presents to be signed by its president and secretary this 30 day of August, 1982.

RITTER RANCH, INC.

By Julia Ritter

By Walter Ritter

STATE OF OREGON }
County of KLAMATH } ss. August 30, 1982

Personally appeared JULIA RITTER and WALTER N. RITTER, who, being first duly sworn, did say that they are the President and Secretary, respectively, of RITTER RANCH, INC., an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said deed to be its voluntary act and deed.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-13-82

After recording, return to:

H.F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

STATE OF OREGON,)
County of Klamath)
Filed for recording ~~and for tax purposes~~

Until a change is requested, send all tax statements to:

WALTER N. RITTER
Route 1, Box 346
Bonanza, Oregon 97623

On this 31 day of August A.D. 19 82
at 11:17 o'clock A M, and duly
recorded in Vol. M 82 of Deeds
page 11475

EVELYN BIEHN, County Clerk

By Evelyn Biehn Deputy

Fee 18.00