

33913

BARGAIN AND SALE DEED

Vol. 1884 Page 3053

KNOW ALL MEN BY THESE PRESENTS, That ERWIN R. RITTER, aka ERWIN ROBERT RITTER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WALTER N. RITTER, aka WALTER NORMAN RITTER, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

- 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 easement dated April 21, 1980, recorded June 25, 1980, in Volume M-80, Page 11638, Deed Records of Klamath County, Oregon. T. 38 S., R. 11 E.W.M.,
- 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.
- 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.

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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 66,104.34  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).  
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 16th day of February, 1984; 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.

Erwin R. Ritter

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of KLAMATH

The foregoing instrument was acknowledged before me this February 16, 1984, by ERWIN R. RITTER, aka ERWIN ROBERT RITTER,

Herman F. Smith  
Notary Public for Oregon

My commission expires: 12-13-86

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

, 19, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of February, 1984, at 2:30 o'clock P.M., and recorded in book/reel/volume No. 1884 on page 3053 or as fee/file/instrument/microfilm/reception No. 33913, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. Smith, Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. P. SMITH,  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

ck  
4.00