

WARRANTY DEED

47233

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THIS DEED, made this 26th day of September, 1983, by and between Henry H. Van Sittert, party of the first part, hereinafter called the grantor, and Michael R. Ristow and Daniel Carl Ristow, parties of the second part, hereinafter called the grantees.

W I T N E S S E T H :

That for and in consideration of the sum of Three Thousand and no/100 Dollars (\$3,000.00), the said grantor does hereby bargain, sell and convey, with General Warranty, unto the said grantees, their successors, heirs and assigns, in fee simple, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the County of Klamath, described as follows, to-wit:

All that certain lot, piece or parcel of land described as the North 1/2 of the East 1/2 of Lot 17, Block 2, also known as: Lot 17B, Block 2 of Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

It being the same property which was conveyed to Henry H. Van Sittert by deed from the National Forest Land Development Co. and Recreational Land Co. corporations dated the 29th day of August, 1974 and duly recorded in the Circuit Court Clerk's Office of Klamath County, Oregon in Volume 74 at page 12972.

This conveyance is subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

To have and to hold the above described premises unto the said grantees' successors, heirs and assigns forever.

The said grantor hereby covenants to and with the said grantees and grantees' successors, heirs and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the

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TAKES

DANIEL C. RISTOW

15117 93<sup>rd</sup> CIRCLE N.E.

ELK RIVER, MN. 55330

the lawful claims and demands of all persons whomsoever.

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WITNESS the following signature and seal:

Henry H. Van Sittert (SEAL)  
Henry H. Van Sittert

STATE OF VIRGINIA

CITY OF NORFOLK, to-wit:

I, Catharine M. Haltigan, a Notary Public in and for the City and State aforesaid, do certify that Henry H. Van Sittert, whose name is signed to the writing above, bearing date on the 26th day of September, 1983, has acknowledged the same before me in my city and state aforesaid.

GIVEN under my hand this 26th day of September, 1983

Catharine M. Haltigan  
Notary Public

My commission  
expires: 12-9-85

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 28th day of March A.D. 19 85  
at 2:07 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
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**EVELYN BIEHN**, County Clerk

By Sam Smith Deputy

Fee 9.00