

92585

MTC #5459

STATE OF OREGON

Vol 2788 Page 17189

## WHEN RECORDED MAIL TO:

Brian R. & Alan H. Ritchey  
412 S.E. Wilacat  
Bend, OR 97701

(Don't use this  
space: reserved  
for recording  
label in coun-  
ties where  
used.)

County of \_\_\_\_\_

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
affixed.

Title

By \_\_\_\_\_ Deputy

## MAIL TAX STATEMENTS TO:

John H. & Bertha G. Smith  
HC 30 Box 78B  
Chiloquin, OR 97624

## WARRANTY DEED

CHARLES S. SNYDER and JOSEPHINE L. SNYDER, husband and wife,

GRANTOR, conveys and warrants to

BRIAN R. RITCHEY and ALAN H. RITCHEY, each as to an undivided one-half  
interest

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth below:

The real property described in Exhibit "A" subject to the  
exceptions set forth in said Exhibit "A". Said Exhibit "A", attached hereto,  
is hereby incorporated herein as though fully set forth hereat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$80,000.00. However,  
~~the actual consideration consists of or includes other property or value given or promised which is part of the whole~~  
~~consideration~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 26<sup>th</sup> day of July, 1982.

*Charles S. Snyder*  
*Josephine L. Snyder*

STATE OF OREGON, County of Klamath ) ss. July 26, 1982  
Personally appeared the above named Charles S. Snyder and Josephine L. Snyder

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 3-22-85

(Official Seal)

## MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
633 MAIN STREET  
KLAMATH FALLS, OREGON 97601

Telephone: 338-2341-2715

288 OCT 13 AM 8 39

The following described real property situate in Klamath County, Oregon, to-wit:

Lots 33 and 34, RIVER'S BEND, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of River's Bend.
3. Reservations, including the terms and provisions thereof, as set forth in deed recorded March 31, 1959 in Deed Volume 311 at page 179, and in Land Status Report recorded April 17, 1959 in Deed Volume 311, at page 570, and in Deed recorded May 1, 1959 in Deed Volume 312 at page 159, Records of Klamath County, Oregon.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
 Recorded : April 10, 1962 Book: 344 Page: 422  
 Recorded : April 1, 1964 Book: 352 Page: 102
5. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
6. Easements and rights of way of record and apparent thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
 of Oct. A.D. 1988 at 8:39 o'clock A.M., and duly recorded in Vol. M88  
 of Deeds on Page 17189

FEE \$13.00

Evelyn Biehn County Clerk

By Gardner Millenbauer

EXHIBIT "A"  
 TO WARRANTY DEED