

14302

WARRANTY DEED

MARTIN S. RITCHEY AND MARILYN A. RITCHEY,

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
PATRICIA E. HENDERSON
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 48 of HOT SPRINGS ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Assessors Account No. 3809 028BD 06200.
Assessors Key No. 216133

"This instrument will not allow use of the property described in this instrument in violation of applicable land use
laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should
check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of
record and apparent to the land

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 \$ 75,500.00
~~However, the actual consideration consists of for includes other property or value given or promised which is the whole/~~
~~part of the consideration~~ (indicate which). (The sentence between the symbols, if not applicable, should be deleted.
See ORS 93.030.)

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 30th day of April, 19 90;
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.

Martin S. Ritchey
Martin S. Ritchey

Marilyn A. Ritchey
Marilyn A. Ritchey

STATE OF OREGON, County of _____, ss.
_____, 19 _____.

STATE OF OREGON, Idaho
County of Ada, ss.
April 30, 19 90.

Personally appeared the above signed
Martin S. Ritchey and
Marilyn A. Ritchey
and acknowledged the foregoing instrument
to be their voluntary act and deed.

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 _____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me:

(OFFICIAL
SEAL)

Before me:
Jennifer Edwards
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 4-25-94

Notary Public for Oregon
My commission expires:

Martin S. & Marilyn A. Ritchey
818 S. Wild Phlock Place
Boise, Idaho 83709

GRANTOR'S NAME AND ADDRESS
Patricia E. Henderson
825 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Usual a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was
received for record on the 2nd
day of May, 19 90,
at 10:28 o'clock A.M. and recorded
in book M90 on page 8233 or as
file/reel number 14302,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorene Muehlendore Deputy

Fee \$28.00