

OK 14747

MTC # 23611-P
BARGAIN AND SALE DEEDVol. m90 Page 9025

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND E. KIDWELL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILLIP L. RITTER as to an undivided $\frac{1}{2}$ interest and LORNA D. RITTER, as to an undivided $\frac{1}{2}$ interest as tenants in common 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:

The following described property being a portion of Lot 20, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 20 in HOMELAND TRACTS NO. 2, thence North along the East line of said Lot 20, 163 feet; thence West at right angles to said East line, 68 feet; thence South, parallel with the East line of said lot; 163 feet, to the North line of Delaware Avenue; thence East along the North line of Delaware Avenue, 68 feet to the place of beginning.

Tax Account No. 3909-1CC-1500

THE INTENT OF THIS DEED IS TO EXTINGUISH THE LIFE ESTATE RESERVED IN INSTRUMENT RECORDED IN VOLUME M76, PAGE 17880, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 10th day of May, 1990, 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.

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.

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

(ORS 194.570)

STATE OF OREGON

County of Klamath

} ss.

The foregoing instrument was acknowledged before me this 10th day of May, 1990, by Raymond E. Kidwell

[Signature]
Notary Public for Oregon

(SEAL)

My commission expires: 7/13/93

STATE OF OREGON, County of _____ ss.

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)

(If executed by a corporation, affix corporate seal)

Raymond E. Kidwell

GRANTOR'S NAME AND ADDRESS

Phillip L. & Lorna D. Ritter
3113 BRISTOL Space 18
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip L. & Lorna D. Ritter
Same address

NAME, ADDRESS, ZIP

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

Phillip L. & Lorna D. Ritter
Same address

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 11th day of _____, 1990, at 12:04 o'clock P.M., and recorded in book/reel/volume No. M90 on page 9025 or as fee/file/instrument/microfilm/reception No. 14747, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *[Signature]* Deputy

Fee \$28.00

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