

## WARRANTY DEED

14748

MTC 23611-12

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP L. RITTER, as to an undivided  $\frac{1}{2}$  interest in common with LORNA D. RITTER, As to an undivided  $\frac{1}{2}$  interest, as tenants in common & ROSEMARY WHITAKER, Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. WHITAKER, hereinafter called 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 appertaining, situated in the County of Klamath and 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

"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 apaprent upon the land, if any, as of the date of this deed,

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 \$ 7,000.00. ~~However, the actual consideration stated in this instrument is not to be taken as the actual consideration for the purpose of determining the validity of the instrument, but shall be taken as the consideration for the purpose of determining the validity of the instrument.~~

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 11th day of May, 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.

Phillip L. Ritter  
Phillip L. Ritter

Lorna D. Ritter  
Lorna D. Ritter  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, \_\_\_\_\_ )  
County of Klamath ) ss.  
5/11, 19 90

Personally appeared the above named \_\_\_\_\_

Phillip L. Ritter & Lorna D. Ritter

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

Amelia J. Spencer  
Before me, AMELIA J. SPENCER  
(OFFICIAL SEAL) NOTARY PUBLIC - OREGON  
Notary Public for Oregon 5/16/92  
My commission expires: \_\_\_\_\_

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)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of May, 19 90, at 12:04 o'clock P. M., and recorded in book M90 on page 9026 or as file/reel number 14748

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Rauline Muelender Deputy

Fee \$28.00