

0178


Aspen
 TITLE & ESCROW, INC.

02035402

WARRANTY DEED

AFTER RECORDING RETURN TO:

DARRELL M. RITCHEY

1507 Riverside Dr
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX

STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

MARVIN IRA NEWELL AND BETTY ANN NEWELL, HUSBAND AND WIFE

hereinafter called GRANTOR(S), convey(s) to DARRELL M. RITCHEY

hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1990-1991 taxes, a lien not yet payable. 2) Conditions, Restrictions as shown on the recorded plat of Junction Acres.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of July, 1990.

MARVIN IRA NEWELL

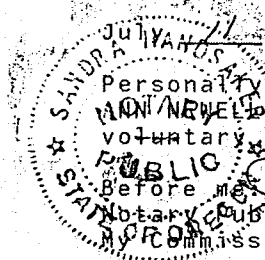
BETTY ANN NEWELL

STATE OF OREGON, County of KLAMATH)ss.

JULY 11 1990.

Personally appeared the above named MARVIN IRA NEWELL AND BETTY ANN NEWELL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Sandra Handsaker
 Notary Public for OREGON
 My Commission Expires: 7-23-93



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EXHIBIT "A"
WARRANTY DEED

Aspen
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48851
13716

A portion of Lot 9, JUNCTION ACRES, in the County of Klamath,
State of Oregon, more particularly described as follows:

Beginning at a point which lies South 71 degrees 21' East along
the Southerly right of way of the Klamath Falls-Lakeview Highway
90 feet from the Northwest corner of Lot 9, Junction Acres,
which is the point of beginning and running thence Northwesterly
90 feet to the Northwest corner of said Lot 9; thence Southerly
along the West line of said Lot 9, 168 feet; thence Easterly at
right angles to said West line, 133 feet to a point; thence
Northwesterly to the point of beginning.

CODE 9 MAP 3910-7A0 TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Aspen Title Co

Filed for record at request of _____ the 11 day
of July A.D., 1990 at 4:04 o'clock P M., and duly recorded in Vol. M90,
of deeds on Page 13715

Evelyn Biehn County Clerk
By Bernetha H. Hetch

FEE 33.00