Vol. <u>M% Page</u> 13715

17384 Q1716 # 02035402 sper 1191623 WARRANTY DEED TITLE & ESCROW, INC

> AFTER RECORDING RETURN TO: DARRELL M. RITCHEY and sha at 2300 801 100 000 0 Klamath FAILS, UR 97601

UNTIL A CHANGE DISCREQUESTED OF LOTAX 35 SEC. 50 STATEMENTS TO THE FOLLOWING ADDRESS DA LESS STATEMENTS SAME AS ABOVE Conservation and a service the second s

59111 MARVIN IRA NEWELL AND BETTY ANN NEWELL, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to DARRELL A, 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 0 lien not yet payable. 2) Conditions, Restrictions as shown on the recorded plat of Junction Acres. ا سفند

2 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 B \$12,000.00.

90 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.

R de MARVIN IRA NEWELL

r 4 BETTY ANN NEWELL

STATE OF OREGON, County of KLAMATH)ss.

July 1990. Personal X appeared the above named MARVIN IRA NEWELL AND BETTY NAM NEWELL and acknowledged the foregoing instrument to be their voluntary, het And deed.

Before met Jandra O Notary (Public for OREGON My Commission Expires: _____ Alandsaher 7-23-93

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TITLE & ESCROW, INC.

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

WARRANTY DEED

Beginning at a point which lies South 71 degrees 21' East along the Southerly right of way of the Khamath Balls-Lakeview Highway 90 feet from the Northwest corner of Lot 9, Junction Acres, 3 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 withence Easterly at right angles to said West line, 133 (feet to a point; thence Northwesterly to the point of beginning a Massive to the point of beginning a Massive to the point of the second s CODE 9 MAP 3910-7A0 TL 1400

EXHIBIT "A" 050 4

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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