

32117

MTC 25589

WARRANTY DEED

Vol. m91 Page 14047

KNOW ALL MEN BY THESE PRESENTS, That JOE F. PITCHER and ELEANOR M. PITCHER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD THOMAS RIDLEY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lot 42 in Block 5 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 those apparent upon the land, if any, as the date of this deed 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 \$ 5,000.00

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.

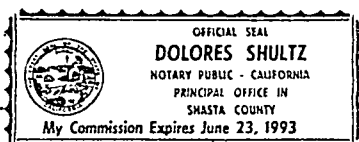
In Witness Whereof, the grantor has executed this instrument this 13th day of June, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

X Joe F. Pitcher  
JOE F. PITCHER  
X Eleanor M. Pitcher  
ELEANOR M. PITCHER

STATE OF CALIFORNIA

COUNTY OF.....SHASTA.....



On this.....13th....day of.....JUNE.....in the year of 19 91, before me, the undersigned, a Notary Public in and for said State, personally appeared JOE F. & ELEANOR M. PITCHER....., personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Dolores Shultz  
Notary Public in and for said State.

JOE F. PITCHER and ELEANOR M. PITCHER  
787 LITTLE DEER LANE  
REDDING, CA 96003

GRANTOR'S NAME AND ADDRESS  
RONALD THOMAS RIDLEY  
1575 OAK DRIVE, APT. T9  
VISTA, CA 92083

GRANTEE'S NAME AND ADDRESS  
RONALD THOMAS RIDLEY  
1575 OAK DRIVE, APT. T9  
VISTA, CA 92083

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

NAME, ADDRESS, ZIP  
RONALD THOMAS RIDLEY  
1575 OAK DRIVE, APT. T9  
VISTA, CA 92083

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 19 91, at 11:47 o'clock A M., and recorded in book M91 on page 14047 or as file/reel number 32117.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Douglas M. Nielsen Deputy

Fee \$28.00