

# 01037397  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Jeff Ryder and Therese Ryder

432 Walnut  
City, 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DALE N. SCHEER and WANDA L. SCHEER, husband and wife hereinafter  
called GRANTOR(S), convey(s) to JEFF RYDER and THERESE  
BOURDEAU, aka THERESE RYDER, husband and wife, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

The Northwesterly 1/2 of Lots 1 and 2 in Block 85, KLAMATH  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon.

Code 1, Map 3809-32AD, Tax Lot 9700.

"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 FEED 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) 1991-92, a lien  
not yet payable. 2) Regulations, including levies, liens and  
utility assessments of the City of Klamath Falls. 3)  
Conditions, Restrictions as shown on the recorded plat of  
Klamath Addition to the City of Klamath Falls.

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  
\$130,000.00.

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 6th day of September, 1991.

DALE N. SCHEER

WANDA L. SCHEER

STATE OF OREGON, County of Klamath)ss.

On September 9, 1991, personally appeared DALE N. SCHEER and  
WANDA L. SCHEER, who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me, Barbara J. Arlington  
Notary Public for Oregon

My Commission Expires: March 22, 1995.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day  
of Sept. A.D., 19 91 at 10:48 o'clock AM., and duly recorded in Vol. M91  
of Deeds on Page 18000

FEE \$28.00

Evelyn Biehn  
County Clerk

By Barbara J. Arlington