

## -BARGAIN AND SALE DEED-

WALTER N. RITTER, aka WALTER NORMAN RITTER, and MARGERY K. RITTER, husband and wife, as Grantor, convey to RITTER RANCH, a Partnership, as Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

PARCEL 1: SW $\frac{1}{4}$ NE $\frac{1}{4}$  and W $\frac{1}{4}$ SE $\frac{1}{4}$ , less that portion described in Deed recorded November 18, 1975 in Volume M75, page 145112, Deed Records of Klamath County, Oregon, Government Lot 4, S $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 5, E $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 6, less that portion conveyed to Walter N. Ritter, et ux, by Deed dated May 17, 1966, recorded June 29, 1966 in Volume M66, page 6600, Deed Records of Klamath County, Oregon; E $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 8, all in Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: S $\frac{1}{4}$ SW $\frac{1}{4}$  Section 5 and N $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 8, less that portion conveyed to Walter N. Ritter, et ux, by Deed dated January 17, 1980 in Volume M80, page 1063, Deed Records of Klamath County, Oregon; Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 3: W $\frac{1}{4}$ E $\frac{1}{4}$ , Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4: SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5: Government Lots 2 and 3, Section 5, E $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6: The NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon lying South of State Highway 140 EXCEPTING the West 60 feet conveyed to Weyerhaeuser Company by Deed recorded in Volume M68, page 9050, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this transfer is fulfillment of an obligation of the Grantors pursuant to a Partnership Agreement dated December 15, 1986.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at 293 Nod Road, Ridgefield CT 06877.

DATED this 3 day of JUNE, 1992.

Walter N Ritter

Margery K Ritter

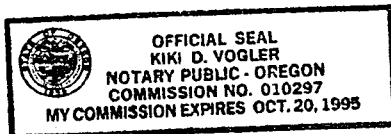
12133

STATE OF OREGON

County of Klamath

) ss. June 3, 1992.

Personally appeared the above-named WALTER N. RITTER, aka WALTER NORMAN RITTER, and MARGERY K. RITTER, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Kiki D. Vogler  
Notary Public for Oregon  
My Commission expires: Oct. 20, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 4th day  
of June A.D., 19 92 at 3:38 o'clock P M., and duly recorded in Vol. M92,  
of Deeds on Page 12132.

Evelyn Biehn County Clerk

FEE \$35.00

By Doreen Mullens

Ret:  
BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

2. BARGAIN AND SALE DEED