

75512

BARGAIN AND SALE DEED

Vol. 94 Page 3872

KNOW ALL MEN BY THESE PRESENTS, That Ritter Ranch Partnership

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bruce Ritter & Diane Louise Ritter, hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SE 1/4 NW 1/4, E 1/2 SW 1/4, 120 acres, Section 8,  
Twp. 38 S., Rge. 11 E., W. M.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 24 day of January, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

CONNECTICUT

STATE OF OREGON, County of Fairfield ) ss.This instrument was acknowledged before me on January 24, 1994 by Bruce Ritter and Diane Louise RitterThis instrument was acknowledged before me on January 24, 1994 by Bruce Ritter and Diane Louise Ritteras Ritter Ranch PartnershipMarylee Kelly

Notary Public for Oregon

My commission expires 3-31-94B. Ritter293 N. Rd.Ridgely Ct 06877

Grantor's Name and Address

Diane Louise RitterB. Ritter293 N. Rd. Ridgely Ct

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Paul Ritter27935 Ritter RdBeranza OR 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ritter Ranch27935 Ritter RdBeranza OR 97623

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of Feb, 1994, at 9:05 o'clock A.M., and recorded in book/reel/volume No. M94 on page 3872 or as fee/tile/instrument/microfilm/reception No. 75512, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mendenhall Deputy

Fee \$30.00