

82831

THIS INDENTURE Made this 6th day of June, 1994, by and between ALAN H. RITCHEY the affiant named in the duly filed affidavit concerning the small estate of SAMEUL ISIAH RITCHEY deceased, hereinafter called the first party,

and ALAN H. RITCHEY AND MARTIN RITCHEY AND BRIAN RITCHEY hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- part of the whole

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ⓪

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, 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.

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.

Alan H. Ritchey
ALAN H. RITCHEY
Affiant

STATE OF OREGON, County of) ss.
This instrument was acknowledged before me on , 19 ,
by , 19 ,
This instrument was acknowledged before me on , 19 ,
by ,
as ,
of ,

Notary Public for Oregon

My commission expires

RITCHEY
12710 Yukon Ave
Hawthorne, CA 90250
Grantor's Name and Address

RITCHEY
12710 Yukon Ave
Hawthorne, CA 90250
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Alan H. B. Ritchey
12710 Yukon Ave
Hawthorne, CA 90250
Until requested otherwise send all tax statements to (Name, Address, Zip):
same

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of)
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

By , Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

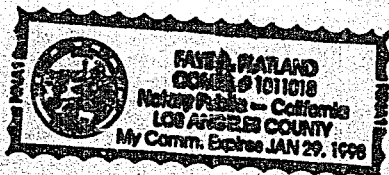
State of California

County of Los Angeles

On June 9, 1991 before me, Faye A. Flatland Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Alan H. Ritchey
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me 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.

Faye A. Flatland
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Affidavit

NUMBER OF PAGES 1 DATE OF DOCUMENT 6-6-91

SIGNER(S) OTHER THAN NAMED ABOVE None

ABSTRACT OF CLAIMING SUCCESSOR IN A TESTATE ESTATE
OF SAMUEL ISAIAH RITCHEY, NO. 9402184 CV, CIRCUIT COURT
STATE OF OREGON FOR THE COUNTY OF KLAMATH

I, ALAN H. RITCHEY, being first duly sworn, say that I am a devisee and
claiming successor of SAMUEL ISAIAH RITCHEY in the above-referred-to Small Estate
proceeding; that a description of real property located in Klamath County which was owned
by said decedent is as follows:

See Attached Exhibit "A"

SUBJECT TO reservations and restrictions of record, easements and
rights of way of record and those apparent on the land, contracts
and/or liens for irrigation and/or drainage.

That said decedent died testate and the named Devisees are as follows:

Alan H. Ritchey
12710 Yukon Avenue
Hawthorne CVA 90250

Martin Ritchey
8392 W. Donnybrook Drive
Boise ID 83709

Brian Ritchey
610 North Third
Klamath Falls OR 97601

That a copy of the Will and Death Certificate are on file in the above-referred-to
Circuit Court Small Estate Proceedings.

STATE OF CALIFORNIA }
County of Los Angeles } ss.

Alan H. Ritchey

SUBSCRIBED AND SWORN to before me this 9th day of June, 1994.

[Signature]
Notary Public of California
My Commission expires: Jan 29, 1998

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

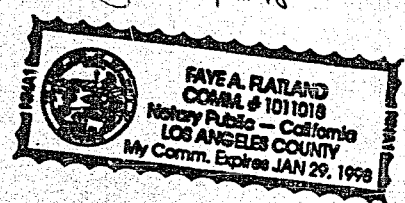


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 5, Block 16, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwestern line of said Lot 5.

PARCEL 2

A portion of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION, Klamath Falls, Oregon; thence Northwesterly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in said Block 16, thence Northeasterly along the Southerly line of said alley, 15 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet; thence Northeasterly parallel to the Southerly side of said Lot 4, 3 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4; thence Southwesterly along the Southerly line of said Lot 4, 18 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
of June A.D., 19 94 at 11:39 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 18779

FEE \$45.00

Evelyn Biehn - County Clerk

By William H. Miller