

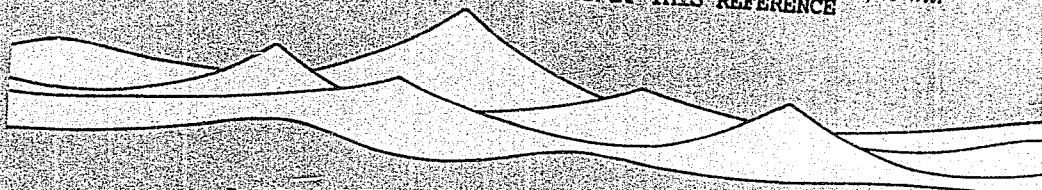
WARRANTY DEED

WARRANTY DEED
MTC 32466-HF

WARRANTY DEED
MTC 38466-
KNOW ALL MEN BY THESE PRESENTS, That
ALAN H. RITCHEY and MARTIN RITCHEY and BRIAN RITCHEY
hereinafter called the

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER D. RUHL JR and KERRI L. RUHL, as tenants by the entirety

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:



MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY
 "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."
LIMITS ON LAWSUITS AGAINST REAL ESTATE BROKERS

...the person acquiring fee title to the property should
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."
 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
 grantor will warrant and forever defend."

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.

~~xxxxxx The true and actual consideration paid for this transfer stated in the above described encumbrance is \$500.00
xxxxxx and every part and parcel thereof against the lawful claim
xxxxxx of all persons whomsoever, except those claiming under the above described encumbrance.
xxxxxx In testimony whereof, I have hereunto set my hand and the seal of said County, this 1st day of May, 1994.
xxxxxx Notary Public for said County.~~

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 7th day of June, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized in order of its board of directors.

STATE OF OREGON,
County of KLAMATH
June 7 19 94 ss.

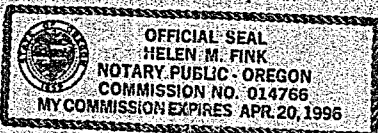
Personally appeared the above named

BRIAN RITCHEY

_____ and acknowledged the foregoing instrument
to be his / voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



~~ALAN H. RITCHEY, MARTIN RITCHEY~~
~~12710 YUKON AVENUE~~
~~HAWTHORNE, CA 90250~~

GRANTOR'S NAME AND ADDRESS
 ROGER D. RUHL JR and KERRI L. RUHL
 201 JEFFERSON STREET
 KLAMATH FALLS, OR 97601

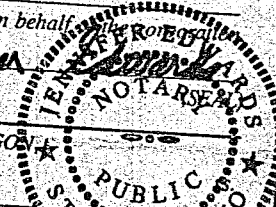
GRANTEE'S NAME AND ADDRESS

Also ROGER D. RUHL JR and KERRY L. RUHL
201 JEFFERSON STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
 FOGAR D. RUHL JR and KERRI L. RUHL
 201 JEFFERSON STREET
 KLAMATH FALLS, OR 97601

STATE OF Idaho, County of Ada.) ss.
The foregoing instrument was acknowledged before me this
June 10, 1984, by Martin Ritchey
_____,
Secretary of _____.

a _____
Notary Public for Idaho
My commission expires: 4-25-2011
JENNIFER RITCHIE
JENNIFER RITCHIE
NOTARY PUBLIC



STATE OF OREGON
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 _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed

By _____ Recording Officer
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

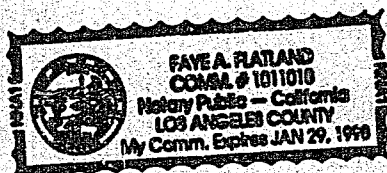
State of CaliforniaCounty of Los AngelesOn June 9, 1994before me, Faye A. Flatland

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Alan H. Ritchie

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.

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.

TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 2DATE OF DOCUMENT 6-7-94SIGNER(S) OTHER THAN NAMED ABOVE Alan H. Ritchie, Brian Ritchie

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 Northwesternly 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 Northwesternly 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
of June A.D., 19 94 at 11:39 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 18783

FEE \$40.00

Evelyn Biehn
By Daniel Mullen County Clerk