

WARRANTY DEED  
MTC 37466-  
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, hereinafter called 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

**MOUNTAIN TITLE COMPANY**  
of allow use of the property described in the foregoing

**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 FARMING OR FOREST**

*To Have and to Hold*

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.

~~The true and actual consideration paid for this grant was in terms of money \$150.00~~

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, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, directors, or authorized persons, in its corporate name, and its corporate seal, if not applicable, should be added.

order of its board of directors.

STATE OF OREGON,  
County of KLAMATH, ss  
June 7, 1994

Personally appeared the above named

**BRIAN RITCHIE**

\_\_\_\_\_ 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

A/R  
 ROGER D. RUHL JR and KERRI L. RUHL  
 201 JEFFERSON STREET  
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP  
 ROGER 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 1994, by Martin Ritchey,  
and by \_\_\_\_\_,  
\_\_\_\_\_ of \_\_\_\_\_

Notary Public for Idaho  
My commission expires: 4-25-2011  
**TAN RITCHEY**

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/serial number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed

By \_\_\_\_\_ Recording Office  
Deputy

**MOUNTAIN TITLE COMPANY**



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Los Angeles  
 On June 9, 1994 before me, Faye A. Flatland Notary Public  
DATE 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.

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  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ 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 Warranty Deed  
 NUMBER OF PAGES 2 DATE OF DOCUMENT 6-7-94  
 SIGNER(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 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  
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