

KNOW ALL MEN BY THESE PRESENTS, That

ERWIN R. RITTER and CAROL A. RITTER, husband and wife

WILLIAM D. CUMMINGS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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

"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."

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 and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00

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 31st day of October, 1994; order of its board of directors.

STATE OF OREGON,

County of Klamath ss.
October 31, 1994

Personally appeared the above named
ERWIN R. RITTER
CAROL A. RITTER

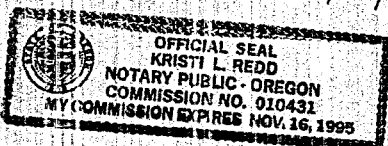
and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/95



ERWIN R. RITTER and CAROL A. RITTER

1247 Hilton Dr.

Klamath Falls, OR 97603

WILLIAM D. CUMMINGS

5632 Schiesel Avenue

Klamath Falls, OR 97603

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Klamath Falls, OR 97603

WILLIAM D. CUMMINGS

5632 Schiesel Avenue

Klamath Falls, OR 97603

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

STATE OF OREGON,

County of _____ ss.

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

33701

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lots 44 and 51 of CLOVERDALE, 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 Easterly 8.7 feet of the Northerly 30.00 feet of Lot 44, CLOVERDALE, and the Northerly 30 feet of Lot 51, CLOVERDALE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Oct A.D., 19 94 at 2:41 o'clock P M., and duly recorded in Vol. 33700 day 31st
of Deeds on Page 33700
Evelyn Biehn
By Christine Millender County Clerk

FEE \$35.00