

KNOW ALL MEN BY THESE PRESENTS, That
JULIUS FRANK TRACHTENBERG and ADRIENNE R. TRACHTENBERG as Tenants by the Entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WAYNE E. RITCHIE and RACHEL A. RITCHIE, husband and wife
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:

Lot 5, in Tract "A" of FRONTIER TRACTS, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

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 \$ 1,700.00

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 25th day of October 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, CA
County of Sherano
October 23, 1994 ss.

Personally appeared the above named
JULIUS FRANK TRACHTENBERG
ADRIENNE R. TRACHTENBERG

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

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)

JULIUS FRANK TRACHTENBERG and ADRIENNE R. TRACHTENBERG
1525 DUNN LANE
DIXON, CA 95620

GRANTOR'S NAME AND ADDRESS
WAYNE E. RITCHIE and RACHEL A. RITCHIE
4905 VISTA GRANDE CIRCLE
EL PASO, TX 79922-1736

GRANTEE'S NAME AND ADDRESS
WAYNE E. RITCHIE and RACHEL A. RITCHIE
4905 VISTA GRANDE CIRCLE
EL PASO, TX 79922-1736

NAME, ADDRESS, ZIP
WAYNE E. RITCHIE and RACHEL A. RITCHIE
4905 VISTA GRANDE CIRCLE
EL PASO, TX 79922-1736

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 _____ 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

All-Purpose Acknowledgment

State of California)

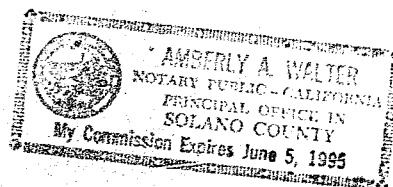
County of Solano)

On October 25, 1994, before me Amberly A. Walter

Notary Public, personally appeared xxx Julius Trachtenberg and
Adrienne R. Trachtenberg xxx

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

Amberly A. Walter

(seal)

Optional Notary use only. Certificate attached to the document of:

Name of Document Warranty Deed

Date of Document 10-25-94

Number of Pages 1

Capacity of Signer ☒ Individual ☐ Guardian/Conservator ☐ Attorney in Fact

☐ Corporate

☐ Other

☐ General Partner(s) ☐ Limited Partner(s)

Officer Titles

Name of person(s) or entity(ies) being represented Julius and Adrienne Trachtenberg

DA 192 0494

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 8th day
of Nov A.D. 19 94 at 11:25 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 34477

FE \$5.00

Evelyn Biehn - County Clerk

By Pauline Millender