



WARRANTY DEED

ATE #02041747  
AFTER RECORDING RETURN TO:

MR. & MRS. DARRELL GREMMERT  
P.O. BOX 236  
BONANZA, OREGON 97623

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

PAUL E. RIFFICE and ERIC P. RIFFICE, hereinafter called  
GRANTOR(S), convey(s) to DARRELL GREMMERT and FLORENCE LAVERN  
GREMMERT, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

Code 11 Map 3911-10CA Tax Lot 1800

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$17,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 9th day of December, 1994.

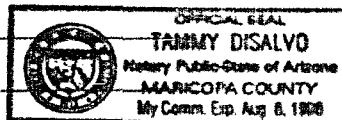
Paul E. Riffice  
PAUL E. RIFFICE

Eric P. Riffice  
ERIC P. RIFFICE

STATE OF ARIZONA )  
County of Maricopa ) ss.

The foregoing instrument was acknowledged before me this 21st  
day of December, 1994, by PAUL E. RIFFICE.

Before me: X Jimmy DeSalvo  
Notary Public for ARIZONA  
My Commission Expires: X



STATE OF CALIFORNIA )  
COUNTY OF Placer ) ss.

On December 13, 1994, before me, X Michelle A. Lawson  
a Notary Public, personally appeared  
ERIC P. RIFFICE personally known to me (or proved to me on the

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basis of satisfactory evidence) to be the person(x) whose name(x) 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(x) on the instrument the person(x) or the entity upon behalf of which the person(x) acted, executed the instrument.

WITNESS my hand and official seal.

Signature X Michelle A. Lawson  
My commission expires: X January 13, 1995

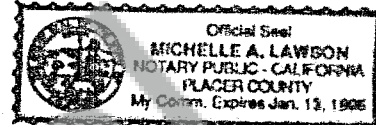


EXHIBIT "A"

PARCEL 1:

A parcel of land located in the NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Deed Volume M-87 at Page 9081, Klamath County Deed Records, lying Northerly and Westerly of the Horsefly Irrigation District's 50 foot wide canal right of way as described in Volume 275, Page 135, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING any portion thereof lying within that parcel of land described in Volume 269 at Page 592 and Volume M-72 at Page 4631, Deed Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land located in the NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, Staet of Oregon, being that portion of that parcel of land described in Volume M-87 at Page 9081, Klamath County Deed Records, lying Southerly of the Horsefly Irrigation District's 50 foot wide canal right of way as described in Volume 275 at Page 135, and West of a 120 foot X 140 foot parcel of land described in Volume 269 at Page 592 and Volume 99 at Page 438, Deed Records of Klamath County, Oregon.

PARCEL 3:

A parcel of land located in the NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Volume M-87 at Page 9081, Klamath County Deed Records, lying Southeasterly of the Horsefly Irrigation District's 50 foot wide canal right of way as described in Volume 275 at Page 135 and North of a 120 foot X 140 foot parcel of land described in Volume 269 at Page 592 and Volume 99 at Page 438, and Westerly of that parcel of land described in Volume M-72 at Page 4631, all in Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 24th day  
of Jan A.D. 19 95 at 11:19 o'clock A. M. and duly recorded in Vol. M95  
of Deeds on Page 1623

FEE \$40.00

Bernetha G. Letsch

County Clerk

By

*Pauline J. Mullendore*

UNOFFICIAL COPY