

94312

02-01-95A10:35 RCVD

BARGAIN AND SALE DEED

Vol. M95 Page 2295

KNOW ALL MEN BY THESE PRESENTS, That Bruce Ritter and Diane Louise Ritter, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ritter Ranch, a Partnership, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of the SE1/4NW1/4, SW1/4SE1/4 of Section 8, Township 38 South, Range 11 E.W.M., Klamath County, Oregon lying outside (Northerly and Easterly) of the following described tract of land.

Beginning at the NW 1/16 corner of said Section 8; thence S. 81°42'04" E. 387.08 feet; thence N. 78°32'56" E. 368.05 feet; thence S. 24°32'40" E. 251.98 feet; thence S. 16°16'22" E. 470.49 feet; thence S. 59°46'56" E. 513.36 feet; thence S. 18°34'52" E. 1928.36 feet; thence N. 80°31'26" E. 607.28 feet to the SE1/16 corner of said Section 8; thence S. 00°06'55" E. 1324.36 feet to the E 1/16 corner common to said Section 8 and Section 17; thence S. 89°51'17" W. 1311.24 feet to the 1/4 corner common to said Sections 8 and 17; thence S. 89°56'30" W. 1308.21 feet to the W 1/16 corner common to said Sections 8 and 17; thence N. 00°21'32" W. 2651.81 feet to the C-W 1/16 corner of said Section 8; thence N. 00°10'09" W. 1327.14 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Boundary line Adjust-
 However, the actual consideration consists of or includes other property or value given or promised which is part
 of the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.630.)

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 31 day of January, 1995, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

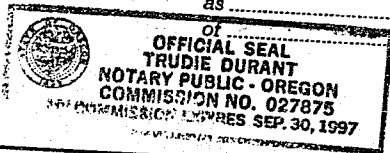
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Bruce Ritter by Paul Ritter
 Bruce Ritter

Diane Louise Ritter by Paul Ritter
 Diane Louise Ritter

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 1/31, 1995, by Paul Ritter, attorney in fact for Bruce Ritter and Diane Louise Ritter, as Ritter, 1995.



Trudie Durant
 Notary Public for Oregon
 My commission expires _____

Bruce Ritter et ux

Grantor's Name and Address

Ritter Ranch

Grantee's Name and Address

Klamath County Title Company

After recording return to (Name, Address, Zip):

Until requested otherwise send all tax statements to (Name, Address, Zip):
N/A

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of Feb, 1995, at 10:35 o'clock A. M., and recorded in book/roll/volume No. M95 on page 2295 or as fee/file/instrument/microfilm/reception No. 94312, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Debbie M. Mulvender, Deputy

Fee \$30.00