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02-07-95P05:57 RCVD

K-47270

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ritter Ranch, a Partnership

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Bruce Ritter and Diane Louise Ritter

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:

A 40 foot wide strip of land for a Non-Exclusive Private Easement, situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 38 South, Range 11 EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the NW 1/16 corner of said Section 8; thence N. 00°10'09" W 40.44 feet; thence S. 81°42'04" E 386.07 feet; thence N. 78°32'56" E. 351.78 feet; thence S. 24°32'40" E. 41.07 feet; thence S. 78°32'56" W. 368.05 feet; thence N. 81°42'04" W. 387.08 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 \$ 0

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

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 February, 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.

Ritter Ranch, a Partnership

BY: Paul Ritter
Paul Ritter, Partner

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.

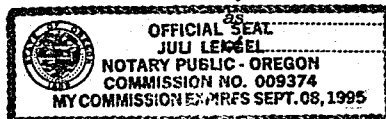
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 7, 1995,

by Paul Ritter, Partner

This instrument was acknowledged before me on , 19 ,

by



Julie Lengel
Notary Public for Oregon
My commission expires 9/8/95

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of Feb., 1995, at 3:37 o'clock P.M., and recorded in book/reel/volume No. M95 on page 2782 or as fee/file/instrument/microfilm/reception No. 94580, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Diane M. Mullens Deputy

Fee \$30.00