



WARRANTY DEED

ASPEN TITLE ESCROW NO. 43324

AFTER RECORDING RETURN TO:
 JOHN A. & SARA E. RITTER
 5482 KNIGHTWOOD DR.
 KLAMATH FALLS, OREGON 97603

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

GAYLE PAYNE NICHOLSON, hereinafter called GRANTOR(S), convey(s)
 to JOHN A. RITTER AND SARA E. RITTER, HUSBAND AND WIFE,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lot 11, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in
 the County of Klamath, State of Oregon.

CODE 63 MAP 3909-14CA TAX LOT 12600

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 "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,

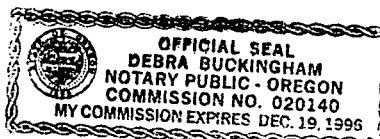
and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$98,500.00.

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 28th day of JUNE, 1995.

Gayle Payne Nicholson
 GAYLE PAYNE NICHOLSON



STATE OF OREGON, County of Klamath)ss.

On June 28, 1995, personally appeared the above named GAYLE
 PAYNE NICHOLSON and acknowledged the foregoing instrument to be
 her voluntary act and deed.

Before me: Debra Buckingham

Notary Public for Oregon

My Commission Expires: 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
 of June A.D., 19 95 at 3:38 o'clock P.M., and duly recorded in Vol. M95
 of Deeds on Page 17045.

Bernetha G. Letsch County Clerk

By Annette Mueller

FEE \$30.00