

36341

MTC 40867-KA
WARRANTY DEEDVol. M97 Page 11868

ADVANCED HOUSING SYSTEMS OF OREGON,
Grantor(s) hereby grant, bargain, sell and convey to:
KENNETH P. RITCHIE and ALICIA RITCHIE, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

PARCEL 1:

LOT 8 OF BLOCK 36 IN BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOT 9 OF BLOCK 36 IN BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 125 W. Oregon Avenue, Klamath Falls, OR 97601

Dated this 19th day of March, 1997.

ADVANCED HOUSING SYSTEMS OF OREGON

BY: [Signature] AUTHORIZED SIGNER
LOU PONCE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 19, 1997

by LOU PONCE

as authorized signer

of ADVANCED HOUSING SYSTEMS OF OREGON

[Signature]
Notary Public of Oregon

My commission expires August 19, 2000

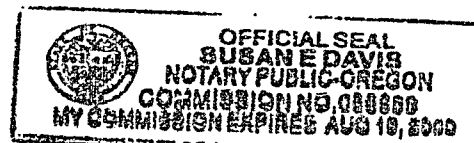
ESCROW NO. MT40867-KA

Return to:

KENNETH P. RITCHIE

1841 Sargent Avenue

Klamath Falls, OR 97601



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of April A.D., 19 97 at 3:44 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 11868

FEE \$30.00

Bernetha G. Letsch, County Clerk

by [Signature]