



41545

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STATUTORY WARRANTY DEED

GARY L. HART AND JUNE D. HART

conveys and warrants to ROBERT R. RITTER AND PATRICIA M. RITTER, HUSBAND AND WIFE, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
Grantee,
LOT 9 IN BLOCK 1, TRACT 1182 GREEN KNOLL ESTATE, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

X Dated this 19 day of JULY 19 97

GARY L. HART
GARY L. HART

JUNE D. HART
JUNE D. HART

STATE OF Oregon } ss.
County of Klamath

BE IT REMEMBERED, That on this 19th day of July, 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
GARY L. HART AND JUNE D. HART

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Yvonne Greene
My Commission expires July 22, 1999

Notary Public for Oregon

Title Order No. K51040S

Escrow No. K51040S

After recording return to:

ROBERT RITTER

425 DAMONT

KLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

ROBERT RITTER

425 DAMONT

KLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Gary L. Hart

on this 23rd day of July A.D., 1997
at 3:07 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 23239

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.