

53905

MTC 43751-MS
WARRANTY DEEDVol. M98 Page 6606

JOHN GRITMAN and ROBIN LARSEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MIGNON C. RIPLEY,

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:

LOT 1, TRACT 1278 - COLLIER LANE, 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:

Trust Deed, subject to the terms and provisions thereof, given to secure
an indebtedness with interest thereon and such future advances as may be
provided therein.

Dated: May 3, 1996

Recorded: May 9, 1996

Volume: M96, page 13256, Microfilm Records of Klamath County, Oregon
BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS SHALL
SAVE BUYERS HARMLESS THEREFROM.

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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: C/O 9605 LA POSADA DRIVE, OAKDALE, CA 95361

Dated this _____ day of _____ 19 ____

John Gritman
JOHN GRITMAN
Robin Larsen
ROBIN LARSEN

STATE OF Oregon

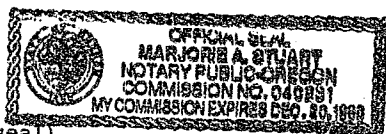
COUNTY OF Klamath

SS. _____ 19 ____

Personally appeared the above named John Gritman

& Robin Larsen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marybeth G. Letsch
Notary Public for Oregon
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

ESCROW NO. MT43751-MS

Return to:

MIGNON C. RIPLEY
C/O 9605 LA POSADA DRIVE
OAKDALE, CA 95361

Amerititle

on this 27th day of February A.D., 1998
at 3:52 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 6606

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.