

70163

98 NOV 20 AM 11:15

MTC 46471-MS
WARRANTY DEEDVol. 1198 Page 42564

FRED W. KOEHLER, JR.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

W. T. RITCHEY and HELEN A. RITCHEY, 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:

LOTS 7 AND 8 IN BLOCK 2 OF SECOND ADDITION TO CHILOQUIN, 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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2247 TUDOR ROAD, YUBA CITY, CA 95993

Dated this 16th day of November 1998.

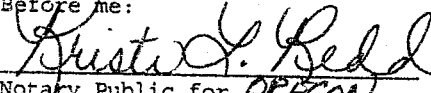
 FRED W. KOEHLER JR.
STATE OF Oregon
COUNTY OF Klamath ss. November 16 19 98

Personally appeared the above named

FRED W. KOEHLERand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:


 Notary Public for OREGON
 My commission expires 11/16/99

ESCROW NO. MT46471-MS

STATE OF OREGON,
County of Klamath ss.

Return to:

W. T. RITCHEY
2247 TUDOR ROAD
YUBA CITY, CA 95993

Filed for record at request of:

Amerititleon this 20th day of November A.D., 1998
at 11:15 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 42564

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.