



39 JUL -4 P2:28

WARRANTY DEED

Vol. M99 Page 22138

Escrow NO.: 02049727
AFTER RECORDING RETURN TO:
Mr. and Mrs. Ryan

PO BOX 1509
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 6/04/99, at 2:28 p.m.
In Vol. M99 Page 22138
Linda Smith, County Clerk
Fee \$ 30.-

Linda Smith

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

DARRELL L. RITCHEY hereinafter called GRANOR(S), convey(s) to
RONALD JOHN RYAN and ELSIE M. RYAN, Son and Mother, with full
rights of survivorship, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 1, Block 3, RIVERVIEW ECOND ADDITION, in the County of
Klamath, State of Oregon.

CODE 4 MAP 3909-5CA TAX 01 400

"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 RECEIVING 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, contracts and/or
liens for irrigation and/or drainage,

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
\$37,000.00.

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 4th day of June, 1999.

Darrell L. Ritchey
DARRELL L. RITCHEY

STATE OF OREGON, County of Klamath ss.

On this 4th day of June 1999, personally appeared the above
named Darrell L. Ritchey and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me: *Trisha L. Powell*
Notary Public for Oregon
My Commission Expires: 10-4-2002

