

1999 JUL 19 AM 11:27

MTC 48589-MG  
WARRANTY DEED

Vol. M99 Page 28661

ROBERT RALPH RITTER and PATRICIA MARIE RITTER, as tenants by the entirety,  
Grantor,

hereby grant, bargain, sell, warrant and convey to:

PAUL M. RITTER and CAROL S. RITTER, as tenants by the entirety, Grantee,

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 7 in Block 10 of the TERRACES, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3809-028DB-05800

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:

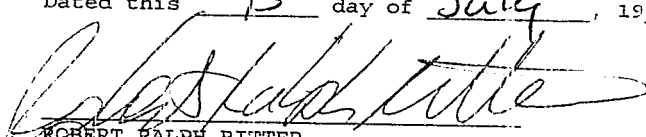
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 425 DAMONT STREET, KLAMATH FALLS, OR 97601

Dated this 15 day of July, 1999

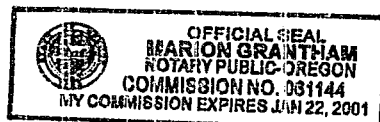
  
ROBERT RALPH RITTER

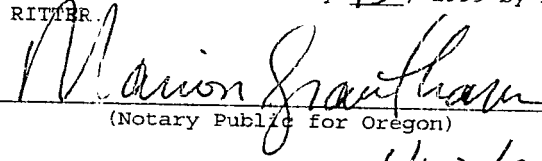
  
PATRICIA MARIE RITTER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 15, 1999 by ROBERT RALPH  
RITTER AND PATRICIA MARIE RITTER.



  
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48589-MG

Return to:

PAUL M. RITTER  
425 DAMONT STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 7/19/99, at 11:27 a. m.  
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Linda Smith,  
County Clerk Fee \$30 - 42