

1999 DEC 30 PM 3:21

MTC 49794 - MG
WARRANTY DEED

Vol. M99 Page 51326

COLLEEN LARSON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFF M. RITTER and SUSAN ETHELDGE, with the rights of survivorship,
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 6 in Block 2 of THE TERRACES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon

ACCT# 3809-028CA-03100 KEY# 306582

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 85,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2105 AUBURN STREET, KLAMATH FALLS, OR 97601

Dated this 27th day of December, 1999.

Colleen Larson
COLLEEN LARSON

State of Oregon
County of:

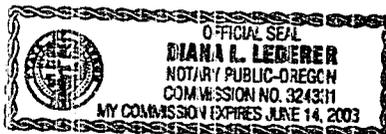
This instrument was acknowledged before me on December 27th, 1999 by
COLLEEN LARSON.

Diana L. Lederer
(Notary Public for Oregon)

My commission expires June 14, 2003

ESCROW NO. MT49794-MG

Return to:
JEFF M. RITTER
2105 AUBURN STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 12/30/99, at 3:21 p. m.
In Vol. M99 Page 51326
Linda Smith,
County Clerk Fee \$ 30.⁰⁰

M
30