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02 APR 19 AM 8:56

STATE OF OREGON,

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Simmons Peak Development, L.L.C.  
 377 SW Century Drive  
 Bend, OR 97702  
 Grantor's Name and Address  
 Bruce N. Ritter & Diane L. Ritter  
 28100 Ritter Road  
 Bonanza, OR 97623  
 Grantee's Name and Address

SPACE RESERVED  
 FOR  
 RECORDER'S USE

After recording, return to (Name, Address, Zip):

Bruce N. Ritter and Diane L. Ritter  
 293 Nod Rd  
 Ridgefield, CT 06877

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Bruce N. Ritter and Diane L. Ritter  
 293 Nod Rd  
 Ridgefield, CT 06877

State of Oregon, County of Klamath

Recorded 04/19/2002 8:56 a.m.

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Linda Smith, County Clerk

E Fee \$ 21.00 # of Pgs 1 uty.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Simmons Peak Development, L.L.C., an Oregon limited liability company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bruce N. Ritter and Diane L. Ritter, as tenants by the entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 7 in Block 1 of SHEILD CREST Tract 1172, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in declaration recorded in Volume M84, Page 4256, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to perfect vesting. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 18, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

SIMMONS PEAK DEVELOPMENT, L.L.C.

By: Three Sisters Development Co, Inc., Member

Joanne Shackelford, VP

Joanne Shackelford, Vice President

STATE OF OREGON, County of Deschutes) ss.

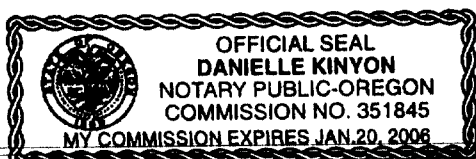
This instrument was acknowledged before me on

by

This instrument was acknowledged before me on February 18, 2002

by

Joanne Shackelford as Vice President of Three Sisters Development Co.  
 Inc. as Member  
 of Simmons Peak Development, L.L.C.



Notary Public for Oregon

My commission expires 1/20/06