

03 APR 8 AM 9:38

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STATE OF OREGON.

1

M. KELLY & KIMBERLY RIDDERS
2787 SE 43rd STREET
ALBANY, OR 97322

Grantor's Name and Address

CAROL M. NOLAND
3442 MICHAEL DRIVE
NEWBURY PARK, CA 91320

Grantee's Name and Address

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

CAROL M. NOLAND
3442 MICHAEL DRIVE
NEWBURY PARK, CA 91320

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

SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/08/2003 9:38 Am.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that M. KELLY RIDDERS AND KIMBERLY J. RIDDERS,
husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CAROL M. NOLAND and
ERIN K. O'CONNELL, with rights of survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
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 11, Block 1, Plat No. 1204, LITTLE RIVER RANCH, according to the
official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

MAP NO: R-2309-002AO-1300-000

KEY NO: R699391

***THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PAID BY AN ACCOMODATOR
AS PART OF AN IRC 1031 EXCHANGE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

and that
grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,000.00**. However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols **, 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 this 26th day of March 03, 2003; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

M. Kelly Ridders
M. KELLY RIDDERS

Kimberly J. Ridders
KIMBERLY J. RIDDERS

STATE OF OREGON, County of Deschutes) ss.

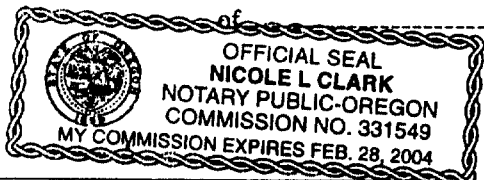
This instrument was acknowledged before me on 3/26/03, 19____,
by M. Kelly Ridders and Kimberly J. Ridders

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



Nicole L. Clark
Notary Public for Oregon
My commission expires 2/28/04