

03 JUN 24 PM 3:13

MT6-61082.MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DYLAN A. KENNEDY  
425 DAMONT STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 06/24/2003 3:13 p m.  
Vol M03 Pg 43148  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
The following address:

DYLAN A. KENNEDY  
425 DAMONT STREET  
KLAMATH FALLS, OR 97601

Escrow No. MT61082-MS

**WARRANTY DEED**

PAUL M. RITTER and CAROL S. RITTER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DYLAN A. KENNEDY and ANGELA S. KENNEDY, husband and wife, 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.**

307322

3809-028DB-05800

Grantor is lawfully seized in fee simple on the above granted premises and 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.

The true and actual consideration for this conveyance is **\$120,000.00.**

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.

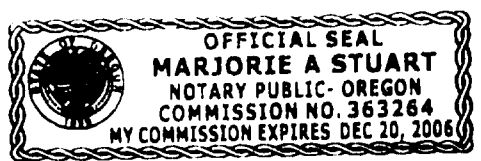
Dated this 20th day of June 2003

Paul M Ritter  
PAUL M. RITTER

BY, Carol S Ritter  
CAROL S. RITTER, HIS ATTORNEY IN FACT  
Carol S Ritter  
CAROL S. RITTER

State of Oregon  
County of KLAMATH

On this the 20TH day of JUNE, 2003, personally appeared CAROL S. RITTER, as attorney in fact for PAUL M. RITTER and that she executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal.



Before me: Margaret X Stuart  
(Notary Public for Oregon)  
My commission expires 12/20/06

217