

03 JUL 28 PM 3:11



MTT- 61203 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAUL M. RITTER

419 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 07/28/2003 3:11 p m

Vol M03 Pg 53369

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:

PAUL M. RITTER

419 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

Escrow No.

MT61263-MS

## WARRANTY DEED

DAVID OLIVER BALES and JUDITH ALLENE BALES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to PAUL M. RITTER and CAROL RITTER, as tenants by the entirety, 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 4 IN BLOCK 44 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

306369

3809-028CA-09500

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$149,900.00.

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 25<sup>th</sup> day of July, 2003.

David Oliver Bales

DAVID OLIVER BALES

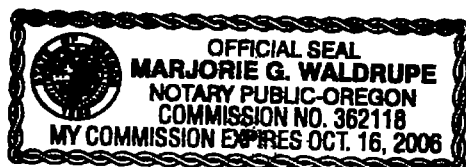
Judith Allene Bales

JUDITH ALLENE BALES

State of Oregon

County of Malheur

This instrument was acknowledged before me on July 25, 2003 by DAVID OLIVER BALES and JUDITH ALLENE BALES.



Marjorie G. Waldrup  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

21/11