

TL No. R-3507-006AC-02400-000/Property ID R224616

After recording return to: Bryce R. Jessen, Atty at Law, 760 North 14th, Springfield, OR 97477.

Send all tax statements to: No Change.

State of Oregon, County of Klamath  
Recorded 08/19/2003 9:34a m  
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Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1  
500 op

BARGAIN AND SALE DEED

DENNIS EUGENE RITCHISON and ARLINE VALERIE RITCHISON, husband and wife, Grantor, hereby grants, bargains, sells and conveys to DENNIS E. RITCHISON and ARLINE V. RITCHISON, Co-Trustees of the RITCHISON FAMILY TRUST DATED JULY 22, 2003, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 10, Block 2, Oregon Shores Subdivision, Tract 1053,  
in the County of Klamath, State of Oregon.

Hereinafter the real property shall be referred to as "Property".

The true and actual consideration for this conveyance is estate planning purposes.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein and provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The described Property is free of encumbrances except: Zoning ordinances, building and use restrictions, easements, covenants, conditions and restrictions of record.

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 ANY INTEREST IN OR 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.

IN WITNESS WHEREOF, the parties have caused this Bargain and Sale Deed to be executed as of this 13<sup>th</sup> day of August, 2003.

GRANTOR:

Dennis Eugene Ritchison  
Dennis Eugene Ritchison

Arline Valerie Ritchison  
Arline Valerie Ritchison

STATE OF OREGON           )  
                                      : ss.  
County of Lane           )

This instrument was acknowledged before me on the 13<sup>th</sup> day of August, 2003, by DENNIS EUGENE RITCHISON and ARLINE VALERIE RITCHISON.

Bryce R. Jessen  
Notary Public for OREGON  
Seal:

(RECORDING SEAL HERE)



BARGAIN AND SALE DEED (end)  
(f\c\ritc\08bargsa.ded)