

03 SEP 15 PM 3:14



MTC- 62495 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN S. RICKETTS

5444 BRENTWOOD DR

KLAMATH FALLS, OR 97603

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

RYAN S. RICKETTS

5444 BRENTWOOD DR

KLAMATH FALLS, OR 97603

Escrow No. MT62495-LW

State of Oregon, County of Klamath

Recorded 09/15/03 3:14 p. m

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

WARRANTY DEED

BEN E. VAN METER and CATHERINE VAN METER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to RYAN S. RICKETTS and TRACY D. RONEK, with the rights of survivorship, 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 13 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

Account No.:

3909-014CA-07400-000

Key No.:

574346

3909-014CA-07400

874346

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 \$140,000.00.

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 12 day of September, 2003

BEN E. VAN METER
BEN E. VAN METER

CATHERINE VAN METER
CATHERINE VAN METER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 12, 2003 by BEN E. VAN METER and CATHERINE VAN METER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires

11/20/2003



21/11