

04 MAR 10 AM 11:05

After Recording Return to:
Mr. and Mrs. Erwin R. Ritter

1247 Hilton
Klamath Falls, OR 97603

Until a change is requested all tax statements
Shall be sent to the address shown above.

A58701MA

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State of Oregon, County of Klamath
Recorded 03/10/2004 11:05 Am
Vol M04 Pg 13698
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

WESTSTAR LOAN SERVICING, INC., herein called Grantor, convey(s) to ERWIN R. RITTER and CAROL A. RITTER, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 57, Block 32, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$2,700.00.**
(here comply with the requirements of ORS 93.930)

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 February 27, 2004

WESTSTAR LOAN SERVICING, INC.



By: Christie Eurlon
Title: Vice President


STATE OF NEVADA,
County of Clark) ss.

On March 9, 2004, personally appeared the above named Christie Eurlon as Vice President of WESTSTAR LOAN SERVICING, INC., a California corporation

This document is filed at the request of:


TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058701

Before me: 
Notary Public for Nevada
My commission expires: August 3, 2004

Official Seal

