

04 JUN 30 PM 12:27

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State of Oregon, County of Klamath
Recorded 06/30/2004 12:27 p m
Vol M04 Pg 42705-06
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



After recording return to:
Darrell Leroy Ritchey and Bonnie Lou
Ritchey

~~230 Lincoln Street~~ 2447 Ross Lane
~~Merrill, OR 97633~~ Central Point,
OR 97502

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

Darrell Leroy Ritchey and Bonnie Lou
Ritchey

~~230 Lincoln Street~~ Same
~~Merrill, OR 97633~~

File No.: 7021-408442 (SAC)

Date: June 24, 2004

STATUTORY WARRANTY DEED

David James Noonan, Grantor, conveys and warrants to **Darrell Leroy Ritchey and Bonnie Lou Ritchey as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 Block 17, City of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$23,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 05 day of June, 2004

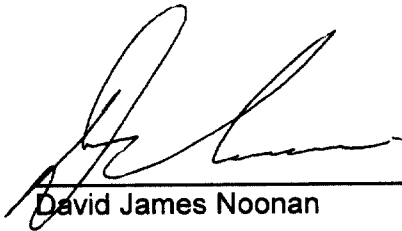
F24.5

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APN: 120648

Statutory Warranty Deed
- continued

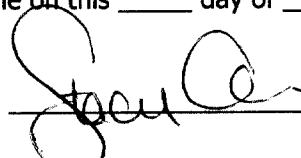
File No.: 7021-408442 (SAC)
Date: 06/24/2004



David James Noonan

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 25 day of June, 2004
by **David James Noonan**.



Notary Public for Oregon
My commission expires: 8-2-07

