

04 SEP 2 AM 11:30

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Bruce Ritter and
Diane Louise Ritter

Grantor's Name and Address

Ritter Ranch LLC

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ritter Ranch LLC

38110 Ritter Rd.
Beneva, Oregon 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ritter Ranch LLC

38110 Ritter Rd.
Beneva, Oregon 97623

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath ed.
Recorded 09/02/04 11:30 a m
Vol M04 Pg 58834
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1 ruty.

C04-137

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Bruce Ritter and Diane Louise Ritter

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ritter Ranch LLC

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1 and Parcel 2 of Land Partition 18-94, situated in Section 8, Township 38 South Range 11 East of the Willamette Meridian.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x Bruce Ritter
x Diane Louise Ritter
Diane Louise Ritter

Connecticut

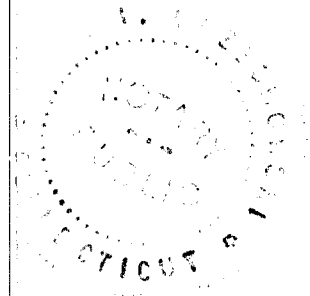
STATE OF OREGON, County of FAIRFIELD) ss.

This instrument was acknowledged before me on August 21, 2004,
by Bruce Ritter and Diane Louise Ritter

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____

JOHN I. ORZECZOWSKI
NOTARY PUBLIC
My Commission Expires Oct. 31, 2006

John I. Orzechowski
Notary Public for Oregon Connecticut
My commission expires Oct 31, 2006



21F