

05 APR 1 AM 11:57

Vol M05 Page 22613



After recording return to:
Brian E. Stapp and Karen F. Stapp
P. O. Box 325
Sayler, CA 95563

Until a change is requested all tax statements
shall be sent to the following address:
Brian E. Stapp and Karen F. Stapp
P. O. Box 325
Sayler, CA 95563

File No.: 7021-529373 (DMC)
Date: March 17, 2005

THIS SPACE R State of Oregon, County of Klamath
Recorded 04/01/2005 11:57a m
Vol M05 Pg 22613-15
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Walter N. Ritter and Margery K Ritter as tenants by the entirety, a life estate for the life of the survivor of the Grantor and Ritter Ranch, a Partnership, as to the remainder, Grantor, conveys and warrants to **Brian E. Stapp and Karen F. Stapp**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$279,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 31 day of March, 2005.

315

APN: 602887

Statutory Warranty Deed
- continuedFile No.: 7021-529373 (DMC)
Date: 03/17/2005

Walter N. Ritter
Walter N. Ritter

Margery K. Ritter
Margery K. Ritter

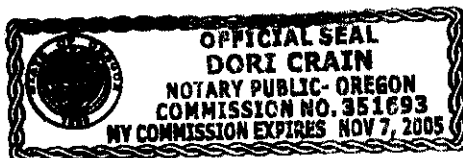
Ritter Ranch

Paul M. Ritter
By: Paul M. Ritter, General Partner

Carol S. Ritter
By: Carol S. Ritter, General Partner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of March, 2005
by **Walter N. Ritter and Margery K. Ritter, and Paul M. Ritter and Carol S. Ritter.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the SE ¼ SW ¼ of Section 5 and the N ½ NW ¼ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 8 bears S. 77°50'31" W. a distance of 1486.15 feet; thence N. 56°50'40" E. a distance of 60 feet; thence S. 86°14'55" E. a distance of 250.68 feet; thence S. 40°53'59" E. a distance of 448.75 feet; thence S. 01°43'39" E. a distance of 935.16 feet; thence West a distance of 792.22 feet; thence N. 01°31'46" W. a distance of 103.00 feet; thence N. 01°52'19" W. a distance of 383.82 feet; thence N. 18°04'00" E. a distance of 468.59 feet; thence N. 03°24'46" W. a distance of 178.59 feet; thence N. 18°55'02" E. a distance of 155.58 feet to the point of beginning, with bearings based on Survey No. 920 as recorded in office of the County Surveyor.

TOGETHER WITH the following parcels:

A 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears S. 77°50'31" W. a distance of 1486.15 feet; thence N. 56°50'40" E. a distance of 60.00 feet; thence N. 33°09'20" W. a distance of 611.42 feet to the Southerly right of way line of State Highway No. 140; thence S. 51°50'40" W. along said right of way a distance of 60.23 feet; thence S. 33°09'20" E. a distance of 605.17 feet to the point of beginning.

AND

A strip of land being a portion of Parcel 1 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly right of way line of Highway 140; from which the Southwest corner of said Section 5 bears S. 51°50' 40" W. 30.00 feet, N. 33°09'20" W. 40.15 feet and S. 52°08'56" W. 1422.24 feet; thence S. 33°09'20" E., along the Northeast line of an existing 60 foot wide easement, 611.42 feet; thence N. 56°50'40" E. 30.00 feet; thence N. 35°57'53" W. 612.16 feet to the point of beginning, with bearings based on record of survey 7076 on file at the office of the Klamath County Surveyor.

AND

A 10 foot wide strip of land being a portion of Parcel 2 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the boundary of that tract of land described in Deed Volume M80 page 1063 (Parcel 2 of M. L. P 79-152), from which the Southwest corner of said Section 5 bears S. 77°55'31" W. 1486.15 feet; thence S. 18°55' W. along the said boundary, 155.58 feet; thence, leaving said boundary, N. 71°05' W. 10.00 feet; thence N. 18°55' E. 155.58 feet; thence S. 71°05' E. 10.00 feet to the point of beginning, with bearings based on record of survey 7076 on file at the office of the Klamath County Surveyor.

Tax Parcel Number: 602887 and 462083