

05 MAY 17 PM 3:10

MT-69082 MS

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State of Oregon, County of Klamath
Recorded 05/17/05 3:18 p.m.

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Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

THIS SPACE RESER

After recording return to:

Stacy N. Ritter

2081 California Avenue

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Stacy N. Ritter

2081 California Avenue

Klamath Falls, OR 97601

Escrow No.

MT69082-MS

STATUTORY WARRANTY DEED

Rachel D. Fisher, Grantor(s) hereby convey and warrant to **Stacy N. Ritter**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

All of Lot 3 and the Westerly 25.00 feet of Lot 4, Block 79, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that 10 foot portion of vacated California Avenue (vacated order 94-21)

Tax Account No: 3809-030AC-00603-000

Key No: 874460

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$170,000.00**.

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.

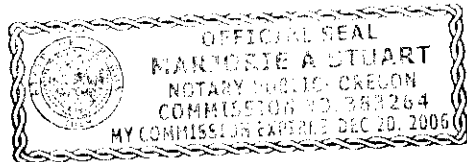
Dated this 16th day of May, 2005


Rachel D. Fisher

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/16, 2005 by Rachel D. Fisher.




(Notary Public for Oregon)

My commission expires

12/30/06

2/10 am