

05 MAY 20 PM 2:50

MTZ-69606KR



Vol M05 Page 37087

State of Oregon, County of Klamath  
Recorded 05/20/05 2:50 p.m  
Vol M05 Pg 37087  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:  
Jeff M. Ritter  
2105 Auburn Street  
Klamath Falls, OR 97601

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

Jeff M. Ritter  
2105 Auburn Street  
Klamath Falls, OR 97601

Escrow No. MT69606-KR

STATUTORY WARRANTY DEED

**Lonnie Ray Christensen**, Grantor(s) hereby convey and warrant to **Jeff M. 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:

That portion of Lots 1, 2 and 3 in Block 15 of OPPORTUNITY ADDITION to the City of Klamath Falls, lying Westerly of the right of way of Highway 97, Klamath County, Oregon.

Tax Account No: 3809-020BC-04300-000 Key No: 439706

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 **\$10,000.00**.

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 19<sup>th</sup> day of May, 2005.

Lonnie Ray Christensen

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 19, 2005 by Lonnie Ray Christensen.

(Notary Public for Oregon)



My commission expires 11/16/2007

2/00  
Law