

2007-015078

Klamath County, Oregon



00029998200700150780030039

08/27/2007 09:33:47 AM

Fee: \$31.00

COVER PAGE FOR OREGON DEEDS

Grantor: John A. Ritter and Sara E. Ritter, husband and wife

Grantor's Mailing Address: 5482 Knightwood Drive, Klamath Falls, Oregon 97603

Grantee: John A. Ritter and Sara E. Ritter, Trustees for the Ritter Family Trust dated July 18, 2001

Grantees Mailing Address: 5482 Knightwood Drive, Klamath Falls, Oregon 97603

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: **\$0.00**, OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded _____; Book _____, Page _____, Doc. No. _____

Until a change is requested, all Tax Statements shall be sent to the following address:

John and Sara Ritter
5482 Knightwood Drive
Klamath Falls, Oregon 97603

After Recording Return To:

TSI - Recording Dept.
1450 W. Long Lake, Suite 400
Troy, Michigan 48084

Prepared By:

John A. Ritter
5482 Knightwood Drive
Klamath Falls, Oregon 97603

12597970

QUITCLAIM DEED
TITLE OF DOCUMENT

C21672385

John A. Ritter and Sara E. Ritter, husband and wife, Grantor, releases and quitclaims to **John A. Ritter and Sara E. Ritter, Trustees for the Ritter Family Trust** dated **July 18, 2001**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 11, BLOCK 10, TRACT NO. 1064, 1ST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

2683172

Tax Account No.: **573418**

Prior Recorded Document Reference: **Deed**: Recorded _____; Book _____, Page _____, Doc. No. _____

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: \$0.00, OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this _____ day of _____, 20____. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

John A. Ritter
John A. Ritter

Sara E. Ritter
Sara E. Ritter

STATE OF Oregon }
COUNTY OF Klamath } ss

This instrument was acknowledged before me this 24 day of July, 2007, by **John A. Ritter and Sara E. Ritter**.

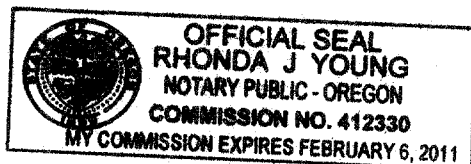
NOTARY STAMP/SEAL

Before Me:

[Signature]
NOTARY PUBLIC- STATE OF Oregon

My Commission Expires: 2-6-11

RHONDA J YOUNG



CERTIFICATION OF TRUST

C 2672385

I/We, **John A. Ritter and Sara E. Ritter**, trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Ritter Family Trust**, is currently in existence and was created on **July 18, 2001**.
2. The trust was established by: **John A. Ritter and Sara E. Ritter**
3. The current trustee(s) of the trust is/are: **John A. Ritter and Sara E. Ritter**
4. The power(s) granted to the trustee(s) include:
(A) The power to sell, convey and exchange the real property which is the subject of this transaction. X Yes ___ No
(B) The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. X Yes ___ No.
5. The trust is (A) Revocable X or (B) Irrevocable ___ and is revocable by the following party(ies) : **John A. Ritter and Sara E. Ritter**
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction
John A. Ritter and Sara E. Ritter
7. The trust identification number is as follows (Soc. Sec. No., etc) **7162**
8. Title to trust assets shall be taken in the following fashion:
Quit Claim Deed

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Dated: 7/24/07

John A. Ritter
John A. Ritter

Sara E. Ritter
Sara E. Ritter

STATE OF Oregon)
COUNTY OF Klamath) ss.

On 7/24/07, before me personally appeared **John A. Ritter and Sara E. Ritter**, trustee(s) of the **The Ritter Family Trust**, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she/he/they executed the same as her/his/their free act and deed.

[Signature]

County, Klamath
My commission expires 2-6-11

