

2008-016456

Klamath County, Oregon



00057492200800164560030037

12/12/2008 03:07:28 PM

Fee: \$31.00



THIS SPACE

After recording return to:
The Edwin Leroy Ritter Revocable
Tust
PO Box 1594
LaPine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
The Edwin Leroy Ritter Revocable Tust
PO Box 1594
LaPine, OR 97739

File No.: 7072-1303345 (CJS)
Date: November 21, 2008

STATUTORY SPECIAL WARRANTY DEED

CitiMortgage, Inc., Grantor, conveys and specially warrants to **Edwin Leroy Ritter as trustee of The Edwin Leroy Ritter Revocable Tust, dated November 26, 2008**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

THE FOLLOWING DESCRIBED PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 58' 40" WEST 178.82 FEET ALONG THE NORTHERLY LINE OF SAID SECTION; THENCE SOUTH 30° 48' WEST 1248.93 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF THE DALLES-CALIFORNIA HIGHWAY TO THE TRUE POINT OF BEGINNING; THENCE NORTH 59° 12' WEST 246.05 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF RIVER PINE ESTATES; THENCE SOUTH 34° 15' 15" WEST 100.18 FEET ALONG SAID LINE; THENCE SOUTH 59° 12' EAST 252.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF THE DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 30° 48' EAST 100.00 FEET ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

F31-

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.

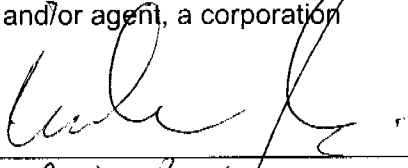
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is **\$59,000.00**.

Dated this 24 day of November, 2008.

CitiMortgage , Inc.

By: National Default REO Services, a
Delaware Limited Liability Company
dba First American Asset Closing
Services ("FAACS"), as attorney in fact
and/or agent, a corporation


By: Cecilia Ramirez - print
name here, authorized signor

APN: R132172

Statutory Special Warranty Deed
- continued

File No.: 7072-1303345 (CJS)
Date: 11/21/2008

Oregon

STATE OF California)

County of Riverside)

This instrument was acknowledged before me on this 24 day of November, 2008
by Cecilia Ramirez (print name here) for National Default REO Services, a Delaware
Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact and/or
agent for CitiMortgage, Inc. on behalf of the corporation.


Notary Public for

My commission expires: Aug 18, 2012

