

WTC 90018-LW

THIS SPACE

2011-003763

Klamath County, Oregon



00099185201100037630020023

03/18/2011 03:24:04 PM

Fee: \$42.00

After recording return to:

MICHAEL C. RITCHIE

2539 ORCHARD AVE

KLAMATH FALLS, OR 97601

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

MICHAEL C. RITCHIE

2539 ORCHARD AVE

KLAMATH FALLS, OR 97601

Escrow No. MT90018-LW

Title No. 0090018

SWD r.031511

### STATUTORY WARRANTY DEED

**CARMEN O. COLLINS, WHO ACQUIRED TITLE AS CARMEN O. LAY,**

Grantor(s), hereby convey and warrant to

**MICHAEL C. RITCHIE and LINDA J. RITCHIE, as tenants by the entirety,**

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:

Lot 11 in Block 125, of MILLS 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.

The true and actual consideration for this conveyance is **\$16,000.00**.

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:

Grantor(s) Initials:

CC, LR

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17 day of March, 2011

Carmen O. Collins  
CARMEN O. COLLINS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 17, 2011 by CARMEN O. COLLINS.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2011

