

MT93265-KR



THIS SPACE

2012-003356

Klamath County, Oregon



00116046201200033560020026

03/30/2012 03:25:34 PM

Fee: \$42.00

After recording return to:

Sierra-Cascade Nursery, Inc. a California corporation

472-715 Johnson Road

Susanville, CA 96130

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

Sierra-Cascade Nursery, Inc. a California corporation

472-715 Johnson Road

Susanville, CA 96130

Escrow No. MT93265-KR

Title No. 0093265

SWD r.020212

STATUTORY WARRANTY DEED

Paul M. Ritter and Carol S. Ritter, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Sierra-Cascade Nursery, Inc. a California corporation,

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:

Parcel 3 of Land Partition 55-00, being a portion of Parcel 1 of Minor Land Partition 79-152, and land situated in Sections 5, 6, 7 and 8 in Township 38 South, Range 11 East and Section 32, Township 37 South, Range 11 East, Willamette Meridian, Klamath County, Oregon

The true and actual consideration for this conveyance is **\$275,000.00**.

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:

42 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29th day of March, 2012

Paul M. Ritter
Paul M. Ritter

Carol S. Ritter
Carol S. Ritter

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 29, 2012 by Paul M. Ritter and Carol S. Ritter.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

