

Recording Requested By:

Paraclete Estate Planning
10 Crater Lake Avenue
Medford, OR 97504

When Recorded Mail To:

Paraclete Estate Planning
10 Crater Lake Avenue
Medford, OR 97504

Mail Tax Statements To:

Paraclete Estate Planning
10 Crater Lake Avenue
Medford, OR 97504

2018-008803

Klamath County, Oregon

07/25/2018 09:58:01 AM

Fee: \$87.00

(This Space for Recorder's Use)

WARRANTY DEED

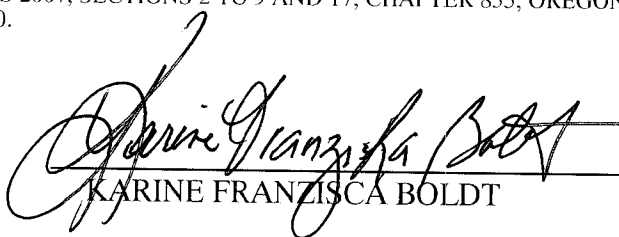
KARINE FRANZISCA BOLDT, hereinafter referred to as "Grantor", conveys and warrants to MICHAEL BIEHN, trustee of the RITTER FAMILY TRUST, dated August 6, 2008, hereinafter referred to as "Grantee", all of her interest in that real property situated in Klamath County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: 7/25/2018

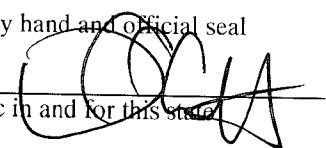

KARINE FRANZISCA BOLDT

ACKNOWLEDGMENT

STATE OF OREGON)
County of Jackson) ss.

This instrument was acknowledged before me on 7/25/2018 by KARINE FRANZISCA BOLDT.

WITNESS my hand and official seal


Notary Public in and for this state

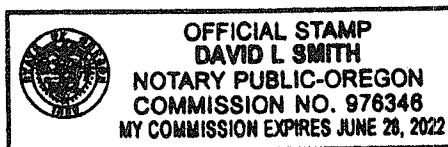


EXHIBIT A

That fractional part of Lot 2, Block 65 of NICHOLS 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, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northeasterly along the Northwest line of Grant Street a distance of 80 feet; thence Northwesterly at right angles to Grant Street across said Lot 2 to the East line of Prospect Street; thence South along the East line of Prospect Street to the corner of Prospect Street and North Eighth Street; thence Southeast along the Northerly line of said North Eighth Street a distance of 65.07 feet to the point of the beginning.

Parcel No. R370618

Tax Lot: R-3809-029DC-20300-000