



THIS SPACE RESERVED FOR

2018-011616
Klamath County, Oregon
09/24/2018 01:31:00 PM
Fee: \$87.00

After recording return to:

Marc R. Johnson
705 N 8th Street
Klamath Falls, OR 97601

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

Marc R. Johnson
705 N 8th Street
Klamath Falls, OR 97601
File No. 257367AM

STATUTORY WARRANTY DEED

Michael Biehn,
Trustee of the Ritter Family Trust, dated August 6, 2008,

Grantor(s), hereby convey and warrant to

Marc R. Johnson,

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:

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.

The true and actual consideration for this conveyance is \$88,000.00.


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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 18 day of SEP, 2018.

Ritter Family Trust


Michael Biehn, Trustee

d Nevada
State of ~~Oregon~~ } ss
County of ~~Klamath~~

On this 19th day of September, 2018, before me, D.V. Bradley a
Notary Public in and for said state, personally appeared Michael Biehn, Trustee, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first ,
above written.

D.V. Bradley
Notary Public for the State of ~~Oregon~~ Nevada
Residing at: ~~Klamath~~ County
Commission Expires: Clark
JDW

