

**2020-005781**

**Klamath County, Oregon**

05/08/2020 08:28:47 AM

Fee: \$92.00

**After Recording, Return to:**  
Mortgage Information Services, Inc.  
Attn: Recording Dept.  
4877 Galaxy Parkway, Suite I  
Cleveland, OH 44128

Until a change is requested,  
all tax statements should be  
sent to the following address:  
Edwin Leroy Ritter  
148550 Highway 97  
La Pine, OR 97739

## **BARGAIN AND SALE DEED**

Edwin Leroy Ritter, as Trustee of the Edwin Leroy Ritter Revocable Trust, dated November 26, 2008, Grantor, of 148550 Highway 97, La Pine, OR 97739, conveys, releases and quitclaims to Edwin Leroy Ritter, an unmarried man, Grantee, of 148550 Highway 97, La Pine, OR 97739, all right, title, and interest in the following described real property:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

**DEED TO REMOVE PROPERTY FROM THE EDWIN LEROY RITTER REVOCABLE TRUST, DATED NOVEMBER 26, 2008.**

Commonly known as: 148550 Highway 97, La Pine, OR 97739

Tax Account No.: R132172

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.

The true consideration for this conveyance is \$ 0.00. Other value was the whole consideration.

Dated this 20 day of February, 2020.

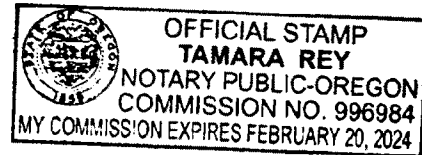
Edwin Leroy Ritter (Trustee)  
Edwin Leroy Ritter as Trustee of the  
Edwin Leroy Ritter Revocable Trust,  
dated November 26, 2008

STATE OF OREGON           )  
  )       SS:  
COUNTY OF KLAMATH    )

This Instrument was acknowledged before me on this 20 day of February, 2020 by Edwin Leroy Ritter.

Tamara Rey  
NOTARY PUBLIC

My Commission Expires: February 20, 2024



**Commitment No 1748505**

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST 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.

Parcel ID: R132172

Commonly known as 148550 HIGHWAY 97, La Pine, OR 97739  
However, by showing this address no additional coverage is provided