



THIS SPACE RESERVED FOR

2021-017470
Klamath County, Oregon
11/22/2021 01:41:01 PM
Fee: \$87.00

After recording return to:

Scott Ritthaler and Christen Ritthaler

31711 Godowa Springs Rd.

Beatty, OR 97621

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

Scott Ritthaler and Christen Ritthaler

31711 Godowa Springs Rd.

Beatty, OR 97621

File No. 492018AM

STATUTORY WARRANTY DEED

Lynn L. Reed,

Grantor(s), hereby convey and warrant to

Scott Ritthaler and Christen Ritthaler, 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:

PARCEL 1:

That portion of the SE1/4 NW1/4 of Section 26, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is the Northeast corner of the SE1/4 NW1/4 of said Section 26; thence South 657.75 feet; thence West 657.75 feet; thence North 657.75 feet; thence East 657.75 feet to the point of beginning.

PARCEL 2:

That portion of the SE1/4 NW1/4 of Section 26, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is the Northeast corner of the SE1/4 NW1/4 of said Section 26; thence South 657.75 feet to the True Point of Beginning; thence West 657.75 feet; thence South 657.75 feet; thence East 657.75; thence North to the true point of beginning.

The true and actual consideration for this conveyance is \$85,000.00.

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:

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 16th day of November, 2021

Lynn L. Reed
Lynn L. Reed

State of OR } ss
County of KLAMATH }

On this 16th day of Nov., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lynn L. Reed, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

