



2022-010342

Klamath County, Oregon

08/25/2022 02:18:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lucas Kyle Ritter and Celeste Ritter

2875 Crest Street

Klamath Falls, OR 97603

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

Lucas Kyle Ritter and Celeste Ritter

2875 Crest Street

Klamath Falls, OR 97603

File No. 553054AM

### STATUTORY WARRANTY DEED

**Robert C. Volk and Robbin D. Volk, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Lucas Kyle Ritter and Celeste Ritter, 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:

**A portion of the Southeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which lies North 1 degree 14' West 640.3 feet and South 89° 26' West a distance of 1105.5 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence continuing South 89° 26' West 179.4 feet thence South 1° 05' East 144.5 feet; thence North 89° 26' East 271.8 feet to the Westerly boundary of the U.S.R.S. Drain; thence North 33° 31' West along the Westerly boundary line of the U.S.R.S. Drain 172.2 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$435,300.00.

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:

**2022-2023 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 13<sup>th</sup> day of August, 2022.

Robert C. Volk  
Robert C. Volk

Robbin D. Volk  
Robbin D. Volk

State of Oregon } ss  
County of Klamath }

On this 12 day of August, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Robert C. Volk and Robbin D. Volk, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10/1/2023

