

STATUTORY WARRANTY DEED

FRANK J. FRITZ and CHARLENE Z. FRITZ, an estate in fee simple as tenants by the entirety, Grantor,
conveys and warrants to ROY E. MATTHEWS and LOIS V. MATTHEWS, husband & wife, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11 in Block 4 of Tract 1000, Second Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The true consideration for this conveyance is \$ 70,500.⁰⁰

DATED this 17 day of December 19 80.

Frank J. Fritz

Charlene Z. Fritz

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 17 day of December 19 80 by Frank J. Fritz and Charlene Z. Fritz

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of)ss.

The foregoing instrument was acknowledged before me this day of 19 by and of a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

SEAL

THIS SPACE RESERVED FOR RECORDER'S USE

Title Order No.
Escrow No. 2-0046

After recording return to:

KCTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

81 JAN 15 AM 10 39

EXHIBIT "A"

Acreage and use limitation under provision of United State Statutes and regulation issued thereunder;
Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements water and irrigation rights in connection therewith;
Rules, regulations and assessments of South Suburban Sanitary District;
Rules, regulations, and assessments of Sunset Village Lighting District;
Reservations and restrictions in the dedication of Second Addition to Sunset Village;
Declaration of Conditions and Restrictions for Second Addition to Sunset Village recorded April 8, 1970, in Vol. M-70, page 2738, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 15th day of January A. D. 19 81 at 10:38 clock A M., and
duly recorded in Vol. M81, of Deeds on Page 745.

EVLYN BIEHN, County Clerk

By Bernetha Scheloch

Fee \$7.00