LE COMPAN Vol. mg Page 1789 WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That KEITH ALLAN SRCH AND DEBRA J. SRCH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY L. FRITZ AND SHERRIE A. FRITZ, husband and wife , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 8 in Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Account No. 41 3909 002AA 07500 511609 Key No. MOUNTAIN TITLE COMPANY "This instrument will 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 approved uses." To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that And said grantor hereby covenants to and with suid premises, free from all encumbrances grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land as of the date of this instrument and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,500.00 the whele χ_{MAX} (indicate which).⁽⁽⁾ (The sentence between the symbols ⁽⁽⁾, it not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 27th... day of January . 19.89 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. IJД 5 Ksit Keith Allan Srch ••••••• Oebra J. Srch (If executed by a corporatio affix corporate seal) STATE OF OREGON, County of STATE OF OREGON, , **19**..... County of Klamath Personally appeared who, being duly sworn, January 27 , 19 89 . each for himself and not one for the other, did say that the former is the president and that the latter is the Personally appeared the above named Keith Allan Srch secretary of Debra J. Srch a corporation. and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: ment to be. the Ir/ voluntary act and deed. (OPFICIAL SEAL) - Notary Public for Oregon SEAL) Notary Public for Oregon My commission expires: My commission expires: 8-31-91 STATE OF OREGON, Keith Allan Srch Debra J. Srch Klamath County of C/O KFF I certify that the within instrument was received for record on the

Jeffrey & Sherrie Fritz 5714 Bryant Avenue Klamath Falls, Oregon 97603 GRANTEE'S NAME AND ADDRESS

After recording return to: KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET KLAMATH FALLS, OREGON 97603 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET KLAMATH FALLS, OREGON 97603 file/reel number Deeds , Record of Deeds of said county. Witness my hand and seal of County affixed.

27th day of Jan., 19.89.,

at 2:41 o'clock P.M., and recorded

in book. M89 on page 1789 or as

Evelyn Biehn, County Clerk Recording Officer By Auline Multenology Deputy

I Fee \$8.00

SPACE RESERVED

RECORDER'S USE