

KNOW ALL MEN BY THESE PRESENTS, That

Philip H. Fritz and Rozanne L. Fritz

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffrey W. Wolfe

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Refer to the attached legal description

## 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 grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 63,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration. (indicate which) (The sentence between the symbols, if not applicable, should be deleted. See OPS 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 6th day of September, 19 91; 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.

STATE OF OREGON, GEORGIA )  
County of Henry (SIGNED) ) ss.  
September 7, 19 91

Personally appeared the above named

Philip H. Fritz and

Rozanne L. Fritz

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

R. H. Home

Notary Public for Oregon, Georgia

My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

19 \_\_\_\_\_, by \_\_\_\_\_,

president, and by \_\_\_\_\_,

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Philip H. Fritz

Rozanne L. Fritz

C/O Klamath First Federal

(GRANTOR'S NAME AND ADDRESS)

Jeffrey W. Wolfe

16087 Hillcrest Road

Keno, Oregon 97627

(GRANTEE'S NAME AND ADDRESS)

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97613

(NAME, ADDRESS, ZIP)

Attest recording return by:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97613

(NAME, ADDRESS, ZIP)

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

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was

received for record on the

day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/rec'd number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By \_\_\_\_\_ Recording Officer

Deputy

18031

MTC No: 26028-LH

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, Block 6, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 4, Block 6; thence from said point of beginning North 89 degrees 45' 26" East 345.00 feet to a point on the East line of Lot 4, Block 6; thence South 00 degrees 02' 50" East 190.04 feet along the East line of said Lot 4, Block 6 to a point; thence South 89 degrees 45' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 189.94 feet along the West line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Mountain Title \_\_\_\_\_ the \_\_\_\_\_ 10 \_\_\_\_\_ day  
of \_\_\_\_\_ Sept \_\_\_\_\_ A.D., 19 91 at 1:41 o'clock P. M., and duly recorded in Vol. \_\_\_\_\_ M91  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 18030

Evelyn Biehn, County Clerk  
By *Evelyn Biehn*

FEE 33.00