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Aspen
 TITLE & ESCROW, INC.

 02039010
 WARRANTY DEED

AFTER RECORDING RETURN TO:

 DAVID S. FRITZ
 KELLEY J. FRITZ
 1034 MERRYMAN DRIVE
 KLAMATH FALLS, OR 97601

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 CLARENCE G. REDDELL AND MARILYN J. REDDELL, hereinafter called
 GRANTOR(S), convey(s) to DAVID S. FRITZ AND KELLEY J. FRITZ,
 HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
 property situated in the County of KLAMATH, State of Oregon,
 described as:

 SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A' AND MADE A PART
 HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

CODE 3809-34CB TAX LOT 2300

 "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."

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and those apparent upon the land,

 and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is
 \$60,500.00.

 In construing this deed and where the context so requires, the
 singular includes the plural.

 IN WITNESS WHEREOF, the grantor has executed this instrument
 this 5th day of November, 1992.

MARILYN J. REDDELL

CLARENCE G. REDDELL

STATE OF OREGON, County of KLAMATH)ss.

November 5, 1992.

 Personally appeared the above named MARILYN J. REDDELL AND
 CLARENCE G. REDDELL and acknowledged the foregoing instrument to
 be their voluntary act and deed.

Before me:

Notary Public for OREGON

My Commission Expires: SEPTEMBER 28, 1993



EXHIBIT "A"

Portions of Lots 76 and 77, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon, being more particularly described as follows:

Lot 76 of said plat, LESS a portion described as follows:

Beginning at the Northeasterly corner of said Lot 76; thence Southerly along the Easterly line of said Lot 76, 4.67 feet to a point; thence South 72 degrees 12' 35" West 49.83 feet to a point on the Northerly line of said Lot 76; thence Easterly along said Northerly lot line 49.43 feet to the point of beginning.

ALSO a portion of Lot 77 of said plat, described as follows:

Beginning at the Southwesterly corner of said Lot 77; thence Northerly along the Westerly line of said Lot 77, 6.31 feet to a point; thence North 72 degrees 12' 35" East 63.94 feet to point on the Southerly line of said Lot 77; thence Westerly along said Southerly lot line 65.74 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 5th day of Nov. A.D., 19 92 at 3:53 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 26218.

FEE \$35.00

Evelyn Biehn, County Clerk

By Queline G. Nussler