



09-13-93A10:30 RCVD

## WARRANTY DEED

#03040302  
AFTER RECORDING RETURN TO:

JOHN J. KOHLER  
RACHEL R. KOHLER  
1034 MERRYMAN DRIVE  
KLAMATH FALLS, OR 97603

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

DAVID S. FRITZ and KELLEY J. FRITZ, husband and wife hereinafter called GRANTOR(S), convey(s) to JOHN J. KOHLER and RACHEL R. KOHLER, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

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.

Code 1 Map 3809-34CB TL 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 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 \$69,900.00.

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 8th day of September, 1993.

David S. Fritz  
DAVID S. FRITZ

Kelley J. Fritz  
KELLEY J. FRITZ

STATE OF OREGON, County of Klamath)ss.

On this 8th day of September, 1993,

Continued on next page

WARRANTY DEED  
PAGE 2

23471

Personally appeared the above named DAVID S. FRITZ and KELLEY J. FRITZ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: M. L. Johnson  
Notary Public for Oregon

My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day  
of Sept. A.D., 19 93 at 10:30 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 23470

FEE \$35.00

Evelyn Biehn - County Clerk

By Laurine M. Biehn