



**Aspen**  
TITLE & ESCROW INC.

## WARRANTY DEED

Aspen #05011481  
AFTER RECORDING RETURN TO:

LEONARD J. FRITZ

JUDY M. FRITZ

4246 Bristol

Klamath Falls, OR 97601

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

MARK ERICKS hereinafter called GRANTOR(S), convey(s) to LEONARD J. FRITZ AND JUDY M. FRITZ, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Government Lot 7, Section 31, Township 39 South, Range 11 East of the Willamette Meridian, in the county of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM that portion deeded to the State Highway Commission, recorded September 9, 1947 in Book 211 at Page 143, Deed Records of Klamath County, Oregon.

CODE 233 MAP 3911 TAX LOT 8200

*mf*  
*AT*  
"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 \$35,000.00.

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

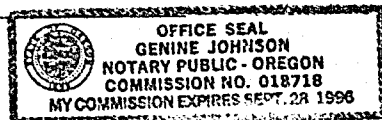
IN WITNESS WHEREOF, the grantor has executed this instrument this 7TH day of APRIL, 1994.

*Mark Ericks*  
MARK ERICKS

STATE OF OREGON                    )  
  ) ss.  
County of KLAMATH

The foregoing instrument was acknowledged before me this 7TH day of APRIL, 1994, by MARK ERICKS.

Before me: *Genine Johnson*  
Notary Public for OREGON  
Commission No. 018718  
My Commission Expires: SEPTEMBER 28, 1996



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day of April A.D. 19 94 at 10:43 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 10478.

FEE \$30.00

Evelyn Biehn - County Clerk

By *Evelyn Biehn*