



## WARRANTY DEED

ATC. NO. 03045233  
AFTER RECORDING RETURN TO:  
EDWARD SCOTT  
L JOI SCOTT  
4246 BRISTOL AVENUE  
KLAMATH FALLS, OR. 97603

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

JIM L. FRITZ AND JUDY FRITZ, HUSBAND AND WIFE, hereinafter called GRANTOR(S), convey(s) to EDWARD SCOTT AND L JOI SCOTT, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East 2 feet of Lot 19 and the West 68 feet of Lot 20, SUNRISE PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-11CB TL 7800

"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, contracts and/or liens for irrigation and/or drainage,

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 \$82,900.00.

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 1st day of September, 1996.

JIM L. FRITZ  
JIM L. FRITZ

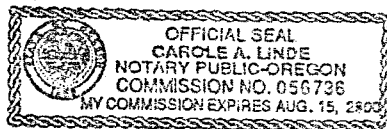
JUDY FRITZ  
JUDY FRITZ

STATE OF OREGON, County of Klamath)ss.

On OCTOBER 1, 1996, personally appeared JIM L. FRITZ AND JUDY FRITZ who acknowledged the foregoing instrument to be their voluntary act and deed.

Carole A. Linde  
Notary Public for Oregon

My Commission Expires: August 15, 2000.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day of October A.D., 1996 at 3:08 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 31459

FEE \$30.00

Bernetha G. Letsch County Clerk  
By Kathleen Kras