

97⁹⁶ JUL^{UC_1} - 3 NO : 01⁰⁸ Vol <u>M97</u> Page <u>31459</u> Vol. <u>M97</u> Page <u>30432</u>

WARRANTY DEED

ATC. NO. 03045233 AFTER RECORDING RETURN TO: EDWARD SCOTT L JDI 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 EDWARDMSCOTT 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

BEING RERECORDED TO CORRECT VESTING "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND THIS INSTRUMENT IN VIOLATION OF ACCEPTING THIS INSTRUMENT, THE 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.

United to the second
IN WITNESS WHEREOF, the grantor has executed this instrument
this IDT day of September, 1996.
JUDY FRATZ
JIM L. MINALE
STATE OF OREGON, County of Klamath)ss.
In SADER 1, 1996, personally appeared JIM L. FRITZ AND
THEY FRITT who acknowledged the foregoing instrument to be
their voluntary act and deed.
(UNAL N. MMAC BOMMESSION NO. 050736 W COMMESSION PAPIERS AUG. 15, 5400
Stewy Public for Bregon
My Commission Expires: August 15, 2000.
STATE OF OREGON: COUNTY OF KLAMATH: SS.
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STATE OF OREGON: COUNTY OF KLAMATH : ss.

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