

26193

40292

97 96 JUL -1 3 P3:08 NO:01

Vol. 96 Page 31459

Vol. 197 Page 20412

Aspen
TITLE & ESCROW, INC.

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

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
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.

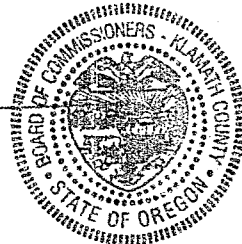
The true and actual consideration for this transfer is
\$82,900.00.

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.

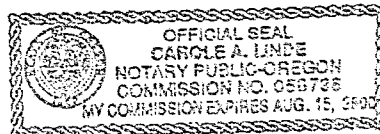
On OCTOBER 1, 1996, personally appeared JIM L. FRITZ AND
JUDY FRITZ who acknowledged the foregoing instrument to be
their voluntary act and deed.

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

INDEXED

Bernetha G. Letsch

By

County Clerk

FEE \$30.00

0 ✓ 1 ✓

2013

2013

2013

2013

2013

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of July A.D., 19 97 at 10:01 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 20412

FEE \$10.00 Re-record

By Bernetha G. Letsch, County Clerk
Kathleen Ross

