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WARRANTY DE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 04046512

AFTER RECORDING RETURN TO:
BERTHA L. FRITZ1541 Avalon Street
Klamath Falls, Or. 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 29th day of July A.D., 1997
at 3:33 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 24116

Bernetha G. Letsch, County Clerk

By Ruth L. Wickersham
Fee, \$30.00 Deputy.

GERALD B. WICKERSHAM and RUTH L. WICKERSHAM, as Trustees of THE GERALD B. WICKERSHAM and RUTH L. WICKERSHAM REVOCABLE LIVING TRUST, DATED THE 4TH DAY OF SEPTEMBER, 1996, hereinafter called GRANTOR(S), convey(s) to BERTHA L. FRITZ, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5 in Block 1 of SUNNYLAND, in the County of Klamath, State of Oregon.

Code 1, Map 3809-34CD, Tax Lot 1200

"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 \$76,500.00.

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 22nd day of July, 1997.

GERALD B. WICKERSHAM and RUTH L. WICKERSHAM, as Trustees of THE GERALD B. WICKERSHAM and RUTH L. WICKERSHAM REVOCABLE LIVING TRUST, DATED THE 4TH DAY OF SEPTEMBER, 1996.

BY:

GERALD B. WICKERSHAM, TRUSTEE

RUTH L. WICKERSHAM, TRUSTEE

GERALD B. WICKERSHAM, Individually

RUTH L. WICKERSHAM, Individually

STATE OF OREGON, County of Klamath)ss.

On July 28, 1997, personally appeared Gerald B. Wickersham and Ruth L. Wickersham, both individually and as Trustees of the Gerald B. Wickersham and Ruth L. Wickersham Revocable Living Trust dated the 4th day of September, 1996.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

