

43643

MTC 42076-KA Vol. M97 Page 26842
WARRANTY DEED

BONNIE J. GOOCH,

Grantor(s) hereby grant, bargain, sell and convey to:

ELISA D. FRITZ,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 47 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4434 Anderson Ave., Klamath Falls, OR 97603

Dated this 28 day of July, 1997.

Bonnie J. Gooch
BONNIE J. GOOCH

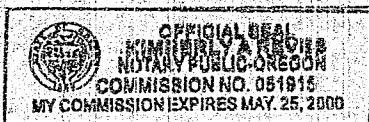
STATE OF OREGON

SS. July 28 19 97

COUNTY OF KLAMATH

Personally appeared the above named BONNIE J. GOOCH

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT42076-KA

STATE OF OREGON, ss.
County of Klamath

Return to:

ELISA D. FRITZ
4434 Anderson Ave.
Klamath Falls, OR 97603

Filed for record at request of:

Amerititle

on this 15th day of August A.D., 1997
at 11:46 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 26842

Bernetha G. Letsch, County Clerk

By *Kordum Ross* Deputy
Fee \$30.00

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