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Vol. 1797 Page 28867

'97 SEP -3 MO:47

STATUTORY WARRANTY DEED

BETTY L. FRANCIS AS TRUSTEE OF THE FRANCIS FAMILY TRUST B

conveys and warrants to MATTHEW C. KRITZER AND KELLY N. KRITZER, HUSBAND AND WIFE, Grantor,
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

BEGINNING AT A POINT 42 FEET EAST OF THE NORTHWEST CORNER OF THE SE1/4SE1/4,
WHICH IS ALSO THE NORTHWEST CORNER OF LOT 24 OF SECTION 19, TOWNSHIP 35 SOUTH
RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, OREGON; THENCE RUNNING EAST 209 FEET;
THENCE SOUTH 209 FEET; THENCE WEST 110 FEET TO THE DALLES-CALIFORNIA HIGHWAY;
THENCE WEST 64°40' NORTH (NORTH 25°20' WEST) ALONG THE SAID HIGHWAY A DISTANCE
OF 231 FEET TO THE POINT OF BEGINNING, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 52,000.00 (Here comply with the requirements of ORS 93.030)Dated this 29th day of August 19 97

BETTY L. FRANCIS, TRUSTEE

BETTY L. FRANCIS

Betty L. Francis, TrusteeBetty L. Francis

STATE OF OREGON

County of _____ } ss.

BE IT REMEMBERED, That on this _____ day of _____, 19 _____, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
BETTY L. FRANCIS, TRUSTEE

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to
me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.

Notary Public for Oregon.

My Commission expires _____

→ Title Order No. K51185S
Escrow No. K51185S

After recording return to:

MATTHEW C. KRITZER32441 MODOC POINT RD.CHILOQUIN, OR 97624

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

MATTHEW C. KRITZER32441 MODOC POINT RD.CHILOQUIN, OR 97624

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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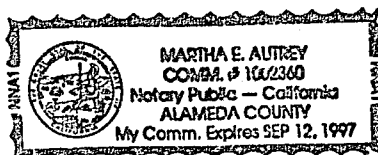
State of California

County of Alameda

On 8/29/97 before me, Martha E. Autrey, Notary Public

personally appeared Betty L Francis

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Martha E. Autrey
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 8/29/97 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNER

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 3rd day of _____ Sept. _____ A.D., 19 _____ 97 at _____ 10:47 o'clock _____ A. M., and duly recorded in Vol. _____ M97 of _____ Deeds _____ on Page _____ 28867.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross