

48943

MTC 43103-ME Vol. M97 Page 38248
WARRANTY DEED

BETTY J. FRITH,
Grantor(s) hereby grant, bargain, sell and convey to:
GEORGE H. KIRKOV,
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:

LOTS 7, 8, AND 9 IN BLOCK 10 OF SPRAGUE RIVER VALLEY ACRES, 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 \$ 4,600.00.

Until a charge is requested, all tax statements shall be sent to Grantee at the
following address: General Delivery, Beatty, OR 97621-9998

Dated this 8th day of Nov, 1997

Betty J. Frith
BETTY J. FRITH

STATE OF California

COUNTY OF Fresno

SS. 18 NOV 19 97

Personally appeared the above named Betty J. Frith

and acknowledged the foregoing instrument to be a voluntary act.



Before me: Michelle Allread, Notary Public

Michelle Allread
Notary Public for The Golden Credit Union
My commission expires 15 Jan 01

(Seal)

ESCROW NO. MT43103-ME

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Return to:

GEORGE H. KIRKOV
c/o General Delivery
Beatty, OR 97621-9998

Amerititle

on this 21st day of November A.D., 1997
at 11:23 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 38248

Bertha G. Letsch, County Clerk

By K. R. R. R.
Fee. \$30.00 Deputy