



Aspen
TITLE & ESCROW, INC.

ATC # 05046900 WARRANTY DEED

AFTER RECORDING RETURN TO:

LEONARD FRITZ

8653 Harold Rd.
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LARRY STEVENS DOHRS AND ANNE MARIE MULARONI, hereinafter called
GRANTOR(S), convey(s) and warrants to LEONARD FRITZ,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

The SE 1/4 SE 1/4 also known as Lot 16, of Section 31, Township
39 South, Range 11 East of the Willamette Meridian, in the
County of Klamath, State of Oregon.

CODE 57 MAP 3911 TL 8700

"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
\$7,000.00.

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 9 day of January, 1998.

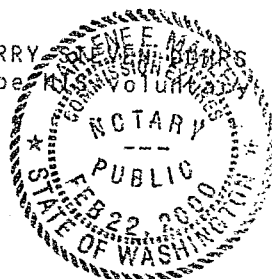
Larry Stevens Dohrs
LARRY STEVENS DOHRS

Ann Marie Mularoni
BY Larry Stevens Dohrs, AS
HER ATTORNEY IN FACT

STATE OF WASHINGTON, COUNTY OF King) ss

On January 9, 1998, personally appeared LARRY STEVENS DOHRS
who acknowledged the foregoing instrument to be his voluntary
act and deed.

Darlene E. Manley
Notary Public for WASHINGTON
My Commission Expires: 2-22-2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of February A.D., 19 98 at 3:35 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 6538.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kashun Ross