



WARRANTY DEED

ATC# 03048014

ATC #03048014
 AFTER RECORDING RETURN TO:
 RONALD & HEATHER VAIL
 1840 FREMONT STREET
 KLAMATH FALLS, OR 97601

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

^{DSE}
 DAVID SCOTT FRITZ and KELLEY J. FRITZ, hereinafter called
 GRANTOR(S), convey(s) and warrants to RONALD E. VAIL and
 HEATHER K. VAIL, husband and wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 10, Block 30, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
 FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TL 13700

"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
 \$98,000.00.

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 26th day of June, 1998.

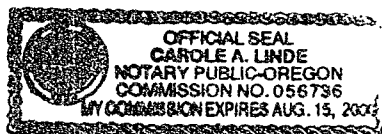
David Scott Fritz
 DAVID SCOTT FRITZ

Kelley J. Fritz
 KELLEY J. FRITZ

STATE OF OREGON, County of Klamath)ss.

On June 26, 1998, personally appeared DAVID SCOTT FRITZ AND
 KELLEY J. FRITZ who acknowledged the foregoing instrument to be
 their voluntary act and deed.

Carole A. Linde
 Notary Public for Oregon
 My Commission Expires: 8/15/98.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ASPEN TITLE the 26TH day
 of JUNE A.D., 19 98 at 3:41 o'clock P M., and duly recorded in Vol. M98
 of DEEDS on Page 22566.

FEE \$30.00

By *Bernetha G. Letsch* Bernetha G. Letsch, County Clerk