



61961

AIC # 02048069

WARRANTY DEED

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TITLE & ESCROW, INC.

AFTER RECORDING RETURN TO:
DAVID SCOT FRITZ
KELLEY J. FRITZ
6739 KIMBERLY CT.
KLAMATH FALLS, OREGON 97603

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

NORA J. WYLAND AND JAMES G. WYLAND, husband and wife
hereinafter called GRANTOR(S), convey(s) and warrants to DAVID
SCOT FRITZ and KELLEY J. FRITZ husband and wife hereinafter
called GRANTEE(S), all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lot 25, Block 3, tract No. 1120, SECOND ADDITION TO EAST HILLS
ESTATES, IN THE County of Klamath, State of Oregon.

Code 91 Map 3909-1AD TL 2300

"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
\$151,000.00.

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 10 day of July 1998.

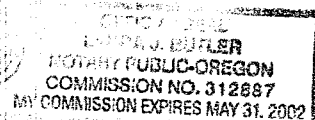
James G. Wyland
JAMES G. WYLAND

Nora J. Wyland
NORA J. WYLAND

STATE OF OREGON, County of Klamath)ss.

On July 10, 1998, personally appeared Nora J. Wyland and
James G. Wyland who acknowledged the foregoing instrument to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of July A.D., 19 98 at 11:38 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 24582

FEE \$30.00

Bernetha G. Letsch, County Clerk

By [Signature]