

DEC. -23' 98 (WED) 12:03

ASPEN TITLE & ESCROW

TEL: 541 883 9068

P. 011

Vol. 0198 Page 47148

'98 DEC 24 P1:28

72055



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048695

AFTER RECORDING RETURN TO:

Mr. and Mrs. Matthew C. Kritzer

33835 Macdonald Pt. Rd
Chiloquin, OR 97604

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

JACOB KANN, hereinafter called GRANTOR(S), convey(s) and
warrants to MATTHEW CARROLL KRITZER and KELLY NORMAN KRITZER,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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
\$136,000.00.

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 23rd day of December, 1998.

Jacob Kann
JACOB KANN

STATE OF OREGON, County of Jackson)ss.

On December 23, 1998, personally appeared the above named Jacob
Kann and acknowledged the foregoing instrument to be his

47119

Attach To Warranty Deed

STATE OF OREGON,

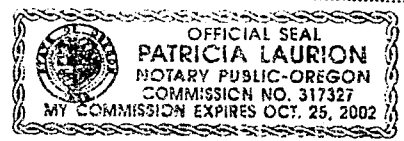
County of Jackson

SS.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 23rd day of December, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Jacob Kam

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he..... 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.

Patricia Laurion
Notary Public for Oregon
My commission expires October 25, 2002

47120

EXHIBIT "A"

PARCEL 1:

A portion of Lot 26, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel being a strip of land bounded on the East by the West boundary of State Highway #427, bounded on the West by Agency Lake, bounded on the South by a line which is parallel to and 450 feet North of the South line of Lot 26 and bounded on the North by a line 325 feet North of and parallel to the South boundary of Lot 26.

PARCEL 2:

A portion of Lot 26 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel being a strip of land bounded on the East by the West boundary of State Highway #427, bounded on the West by Agency Lake, bounded on the South by a line which is parallel to and 375 feet North of the South line of Lot 26, and bounded on the North by a line 450 feet North of and parallel to the South boundary of Lot 26.

CODE 118 MAP 3507-18CD TL 2300
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STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title & Escrow the 24th day
of December A.D., 19 98 at 1:28 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 47118.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa