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Gary E. Frasier
4628 Thompson Ave.
Klamath Falls, Or. 97603
Grantor's Name and Address
Jeffery W. Litts
3006 Greensprings Dr.
Klamath Falls, Or. 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jeffery W. Litts
3006 Greensprings Dr.
Klamath Falls, Or. 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Jeffery W. Litts
3006 Greensprings Dr.
Klamath Falls, Or. 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/01/00, at 2:18 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00

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WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Gary E. Frasier, a married man, his
separate property.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jeffery W. Litts, a
married man, his separate property.

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 13, Block 49, forth addition to Nimrod Park, according to the
official plat thereof on file with the county Clerk of Klamath
County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record.

-----, and that
grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,600.00. ~~However, the~~
~~actual consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate~~
~~which) consideration.~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

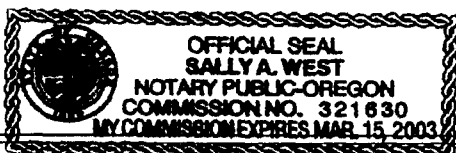
In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on -----; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept. 1, 2000
by Frasier, Gary E.



Notary Public for Oregon

My commission expires

Mar. 15, 2003