



MT 59006-KR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 66390

After recording return to:

LEONARD J. FRITZ
10370 YONNA DRIVE
BONANZA, OR 97623

Until a change is requested all tax statements shall be sent to the following address:

LEONARD J. FRITZ
10370 YONNA DRIVE
BONANZA, OR 97623

Escrow No. MT59006-KR
Title No. _____

State of Oregon, County of Klamath
Recorded 11/15/2002 3:00 p m.
Vol M02, Pg 66390
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'02 NOV 15 PM3:00

WARRANTY DEED

GRETA M. HORTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LEONARD J. FRITZ

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

A tract of land situated in Government Lot 3, being the NW 1/4 SW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of said Government Lot 3, said point being South 89°12'55"49" East 484.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South 89°12'55"49" East 788.18 feet to the Northeast corner of said Government Lot 3; thence South 00°12'31'12" East, along the East line of said Government Lot 3, 556.55 feet thence North 89°12'57'09" West 792.41 feet; thence North 00°12'05'06" West 556.84 feet to the point of beginning. **SAVE AND EXCEPT** portion lying within County Road No. 1067

KEY #399875 3711-03100-01000-000
KEY #583318 3711-03100-01000-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said 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 for this conveyance is \$ **149,500.00.**

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 30.930.

Dated this 14th day of November, 2002

GRETA M. HORTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 14, 2002 by GRETA M. HORTON.

(Notary Public for Oregon)

My commission expires August 1, 2005

