



Vol M02 Page 72499

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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

State of Oregon, County of Klamath  
Recorded 12/12/2002 3:10 p m.  
Vol M02, Pg 72499  
Linda Smith, County Clerk  
Fee \$ 10.00 RR # of Pgs 2

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: **SEE ATTACHED EXHIBIT "A"**

~~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° 55' 49" East 484.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South 89° 55' 49" East 788.18 feet to the Northeast corner of said Government Lot 3; thence South 00° 31' 12" East, along the East line of said Government Lot 3, 556.55 feet thence North 89° 57' 09" West 792.41 feet; thence North 00° 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 14<sup>th</sup> 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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Government Lot 3, being the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  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  $89^{\circ} 55' 49''$  East 484.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South  $89^{\circ} 55' 49''$  East 788.18 feet to the Northeast corner of said Government Lot 3; thence South  $00^{\circ} 31' 12''$  East, along the East line of said Government Lot 3, 556.55 feet thence North  $89^{\circ} 57' 09''$  West 792.41 feet; thence North  $00^{\circ} 05' 06''$  West 556.84 feet to the point of beginning.

SAVE AND EXCEPT portion lying within County Road No. 1067