

'02 DEC 12 PM3:10

MTL 59006-KR

THIS SPACE RESERVED FOR RECORDER'S USE



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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

'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: **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° 45' 49"  
East 484.00 feet from the brass cap monument marking the West quarter corner of  
said Section 31; thence South 89° 45' 49" East 788.18 feet to the Northeast  
corner of said Government Lot 3; thence South 00° 21' 12" East, along the  
East line of said Government Lot 3, 556.55 feet thence North 89° 15' 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.

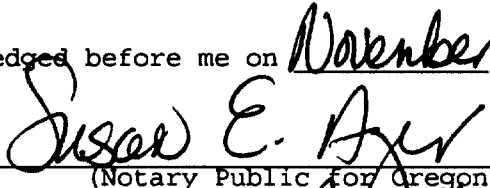
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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



RE-RECORDED TO CORRECT LEGAL DESCRIPTION

10.00 RR  
24.00 V

**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