

After Recording Return to:

BEATRICE I. FRITTS

7119 Turner Ct
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 11/05/04 11:15a m

Vol M04 Pg 76102

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements

Shall be sent to the Grantees at:

As Above

Aspen: Klamath
WARRANTY DEED
(INDIVIDUAL)

THEO W. POLLOCK, herein called Grantor, convey(s) to BEATRICE I. FRITTS, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 48 and the W 1/2 of Lot 49, Tract No. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 \$93,000.00.
(here comply with the requirements of ORS 93.930)

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: November 2, 2004.

THEO W. POLLOCK

Theo W Pollock by Woodrow F Pollock his ATTORNEY IN FACT
By: WOODROW F. POLLOCK, his attorney in fact

STATE OF OREGON, County of Klamath) ss.

On November 5, 2004, personally appeared the above named WOODROW F. POLLOCK, as attorney in fact for THEO W. POLLOCK and acknowledged the foregoing instrument to be his voluntary act and deed and that of said principal.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060129

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

