



2014-001907
Klamath County, Oregon
03/06/2014 01:25:46 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Todd W. Fritch and Carol L. Fritch
2821 Orindale Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Todd W. Fritch and Carol L. Fritch
2821 Orindale Road
Klamath Falls, OR 97601

File No.: 7021-2185511 (LW)
Date: December 04, 2013

STATUTORY WARRANTY DEED

Patricia H. Fitts, Affiant in the Small Estate of William Arthur Bryan, Deceased No. 1302426CV, Klamath County, Grantor, conveys and warrants to Todd W. Fritch and Carol L. Fritch, Husband and Wife as Tenants by the Entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Easterly portion of the fractional NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, mentioned in Volume 94 Page 545, deed records of Klamath County, Oregon, and more particularly described as follows: Beginning at a point South 0° 7' East a distance of 400 feet from a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pin in the South line of the Oregon California and Easterly Railroad right of way which lies 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 E.W.M., and running thence South 89° 53' West a distance of 97.9 feet to a point; thence South 0° 07' East a distance of 98.7 feet to a point on the North line of Second Avenue; thence South 89° 17' East along the North line of Second Avenue a distance of 97.9 feet to a point; thence North 0° 07' West a distance of 100 feet, more or less to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

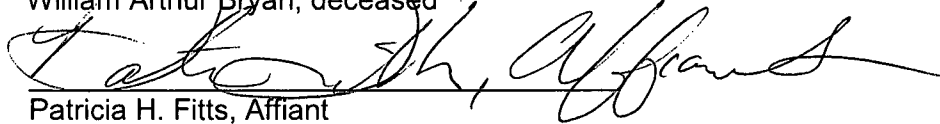
The true consideration for this conveyance is **\$27,000.00**. (Here comply with requirements of ORS 93.030)

1st 47-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

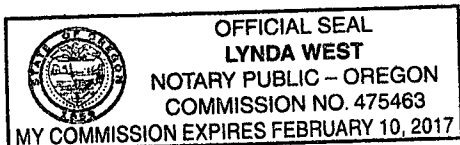
Dated this 14 day of JANUARY, 2014.

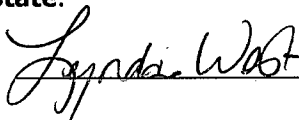
The Heirs and/or Devisees of the Estate of
William Arthur Bryan, deceased


Patricia H. Fitts, Affiant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of JANUARY, 2014
by **The Heirs and/or Devisees of the Estate.**





Notary Public for Oregon
My commission expires: 2-10-17