



09/10/2024 10:08:10 AM Fee: \$87.00



09/03/2024 09:39:28 AM Fee: \$132.00

HELEN M. FRITZ

Grantor

NANCY COOK and JANICE BEAVAR, Trustees
133 Eulalona Ct.
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantee

Until a change is requested, all tax statements shall be sent to the following address: *RE-RECORDED TO CORRECT SIGNATURE AND TYPOGRAPHICAL ERRORS AT REQUEST OF GRANTOR, PREVIOUSLY RECORDED ON 9/3/24 at 2024-007665, WARRANTY DEED*

KNOW ALL MEN BY THESE PRESENTS, That HELEN M. FRITZ, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nancy Cook and Janice Beavar Trustees of THE HELEN M. FRITZ TRUST, U/A dated August 29, 2024, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 paid for this transfer, stated in terms of dollars is other than money.

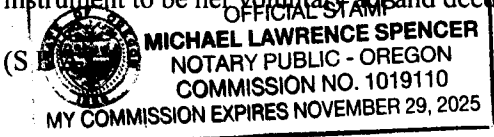
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this 29th day of August, 2024,

Nancy Cook HELEN FRITZ by Nancy Cook, ATTORNEY in fact
HELEN M. FRITZ by POA DATED 8-29-24
Nancy Cook, POA dated 8/29/24

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Nancy Cook as POA dated 8/29/24 for Helen Fritz and acknowledge the foregoing instrument to be her voluntary act and deed.



at 2:29 PM
Before me: *[Signature]*

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 3, being the NW1/4 SW1/4 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. 1069 and 1067.

Tax Account No: 3711-03100-01000-000
Tax Account No: 3711-03100-01000-000

Key No: 399875
Key No: 583318