



# 01035874  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
PEDRO ORTEGA NIEVES  
VICTORIA ORTEGA MANRIQUES

605 Mitchell  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

EVERETT R. BALL and BETTIE L. BALL, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to PEDRO ORTEGA NIEVES  
and VICTORIA ORTEGA MANRIQUES, husband and wife, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

The S 1/2 of Lots 31 and 32, Block 125, MILLS ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

CODE 1 MAP 3809-33AD TAX LOT 4400.

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 3) Conditions, Restrictions as shown on the  
recorded plat of Mills Addition. 4) Trust Deed, including the  
terms and provisions recorded on November 17, 1986 in Book M-86  
on page 20919 in favor of Klamath First Federal Savings & Loan  
Association, which Trust Deed the Grantees herein DO NOT agree  
to assume and pay and Grantors hold Grantees harmless  
therefrom.;

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  
\$26,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 6th day of December, 1990.

Everett R. Ball  
EVERETT R. BALL

Bettie L. Ball  
BETTIE L. BALL

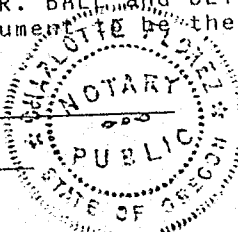
STATE OF OREGON, County of Klamath)ss.

December 12, 1990

Personally appeared the above named EVERETT R. BALL and BETTIE  
L. BALL and acknowledged the foregoing instrument as their  
voluntary act and deed.

Before me: Charlotte Horez  
Notary Public for Oregon

My Commission Expires: 9-20-93



90 DEC 12 AM 10 44

P.G.N.  
U.O.H  
JP

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47828 010 #  
0510 7770784

11002A  
 LITE & ESCROW INC.

DATE: 08/06/97 BY: SP-6 JLD/STP  
CITY: ALBUQUERQUE, NM  
AGENCY: FBI

Filed for record at request of Aspen Title Co. the 13th day  
of Dec. A.D., 19 90 at 10:44 o'clock A.M., and duly recorded in Vol. M90,  
of \_\_\_\_\_ of Deeds on Page 24714.

**FEE \$33.00**

Evelyn Biehn, County Clerk

By Paulene Mullender

[illegible]

*[Faint circular stamp containing the word "EDITOR"]*