

01035874 WARRANTY DEED

AFTER RECORDING RETURN TO:
PEDRO ORTEGA NIEVES
VICTORIA ORTEGA MANRIQUES
605 Mitchell
Klamath Jalla, 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

BETTIE L. BALL

STATE OF OREGON, County of Klamath)ss.

December 10, 1990

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

Notary Public for Oregon
My Commission Expires: 9-20-93

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Filed	for record at request	of	Aspen T	itle Co	•			the	13th
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