

MTC 29831-KR

KNOW ALL MEN BY THESE PRESENTS, That

ALBERT BONDEROW and LOUISE BONDEROW, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_

ANDREW J. ORTIS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 9 and 10, Block 13, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and 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 part and 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 \$ 110,000.00

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 grantor has executed this instrument this 30th day of April, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of CurryApril 30, 19 93

ALBERT BONDEROW

LOUISE BONDEROW

Personally appeared the above named \_\_\_\_\_

ALBERT BONDEROW

LOUISE BONDEROW

\_\_\_\_\_ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Charles Houston

Notary Public for Oregon

My commission expires: 4-15-94

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

ALBERT BONDEROW and LOUISE BONDEROW15889 Sunset Strip #16Brookings, OR 97415

GRANTOR'S NAME AND ADDRESS

ANDREW J. ORTIS2137 Warring St.Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ANDREW J. ORTIS2137 Warring St.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

ANDREW J. ORTIS2137 Warring St.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 5th day of May, 19 93.at 9:09 o'clock A. M. and recorded in book M93 on page 9828, or as file/reel number 60987.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debbie Mullins Deputy

Fee \$30.00