

WARRANTY FEE

m7C-31978-HF

KNOW ALL MEN BY THESE PRESENTS, that HUGH L. TILLERY and BETTY J. TILLERY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESUS H. ORTEGA and ESMERALDA ORTEGA, husband and wife, 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 1 and 2, Block 22 excepting the Northerly 25 feet in the INDUSTRIAL 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.

MOUNTAIN TITLE COMPANY

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, 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 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 \$ 45,000.00

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 14 day of June, 19 94; 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

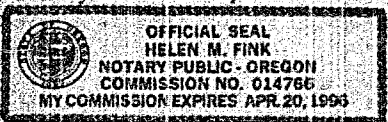
County of Klamath 1/14 19 94

Personally appeared the above named
HUGH L. TILLERY
BETTY J. TILLERY

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

Before me:

Notary Public for Oregon
My commission expires:



Hugh L. Tillery
HUGH L. TILLERY

Betty J. Tillery
BETTY J. TILLERY

WITNESSED BY:

Donna Moden
DONNA MODEN

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)

HUGH L. TILLERY and BETTY J. TILLERY

235 Lewis St
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JESUS H. ORTEGA and ESMERALDA ORTEGA

261 MARTIN STREET

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

JESUS H. ORTEGA and ESMERALDA ORTEGA

261 MARTIN STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is registered all tax and other fees shall be paid by the following address:

JESUS H. ORTEGA and ESMERALDA ORTEGA

261 MARTIN STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of Jan., 19 94 at 1:51 o'clock P. M., and recorded in book M94 on page 1617 or as file/reel number 74536

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk

Recording Officer

FEE:\$30.00

By Donna Moden Deputy