09-14-94P03:46 RCVD



WARRANTY DEED

Vol.<u>m94</u> Page 28996

ASPEN TITLE ESCROW NO. 01042239

编辑

AFTER RECORDING RETURN TO: Mr. and Mrs. Luis A. Ortega 311 DIVISION STREET KLAMATH FALLS, OREGON 97603

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

WAYNE SHAFFER and JO SHAFFER, husband and wife, hereinafter called GRANIOR(S), convey(s) to LUIS A. ORTEGA and MARIA E. ORTEGA, husband and wife, hereinafter called GRANIEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 23 and 24 in Block 24 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AB, Tax Lot 7000

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 \$33,000.00.

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 12 m day of September, 1994.

WAYNE SHAFFER SHA FER

STATE OF CALIFORNIA) County of Sama (MZ)

The foregoing Astrument was acknowledged before me this 13th day of September, 1994, by WAYNE SHAFFER AND JO SHAFFER. Before me: Notary Public for CALIFORNIA -95

OFFICIAL

MARY WILLIS NOTARY PUBLIC CALIFORNIA SANTA CRUZ COUNTY My Comm. Expires Sept. 8, 1995

SEAL

1704 dr: 20129-01-07

161 March Land Land

STATE OF OREGON: COUNTY OF KLAMATH: 55.

Filed for record at request of Aspen Title	
of sept	the state
A.D., 19 <u>94</u> at <u>3:46</u> o'clock P	M and duly and duly day
of Deeds	M., and duly recorded in Vol. M94
FEE Evelyn B	
rcc	Lenn County Clerk
la de la companya de	Doundence / Nellenglore
이를 가장을 통해 있는 것이 가지 않는 것이다. 이렇게 가지 않는 것이 가지를 하는 것이 가지를 받았다. 가지 않는 것이 가지 않는 것이 가지 않는 것이다. 이렇게 가지 않는 것이 가지 않는 것이 가 같은 것은 것은 것은 것이 같은 것이 같은 것이 같이 있는 것이 같이 많은 것이 같이 많이 있다. 것이 같은 것이 같이 있는 것이 같이 같이 같이 같이 있는 것이 같이 있는 것이 같이 있는 것이 있다.	
<u>영화, 그렇는 것은 것은 것은 것은 것은 가지만</u> 것을 가지만 않는 것은 것을 알았다. 것은	

新教育的保守的

AN DE ALEXANDE ALEX

法的规定公司计

Ntal

áp.9.

SIM SHEL

.



OLINY. 28997