

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042239

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 GRANTOR(S), convey(s) to LUIS A. ORTEGA and MARIA E.  
ORTEGA, husband and wife, hereinafter called GRANTEE(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.

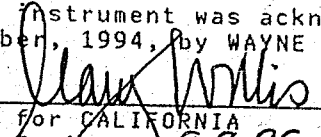
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of September, 1994.

X   
WAYNE SHAFFER

X   
JO SHAFFER

STATE OF CALIFORNIA )  
County of Santa Cruz ) ss.

The foregoing instrument was acknowledged before me this 13th  
day of September, 1994, by WAYNE SHAFFER AND JO SHAFFER.

Before me: 

Notary Public for CALIFORNIA

My Commission Expires: 9-8-95



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1911-12

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 14th day  
of Sept A.D., 19 94 at 3:46 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 28996  
FEE  
Evelyn Biehn County Clerk  
By [Signature]

