

10254

10-27-94 P01:41 CVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jeanne A. Waid and Thomas A. Waid

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jesus Ortega and Esmerilda Ortega

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The northeasterly 25 feet of Lots 1 and 2 in Block 22 of 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ 5,000.00. However, the actual consideration consists of or includes other property, or value given or promised which is part of the consideration (indicate which) None (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6 day of October, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

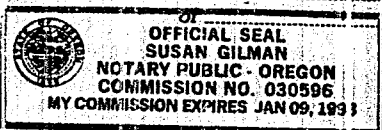
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.330.

Thomas A. Waid
Jeanne A. Waid

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 6, 1994, by Susan Gilman

This instrument was acknowledged before me on _____, 19____, by _____ as _____



Susan Gilman

Notary Public for Oregon
My commission expires 1-9-1998

Thomas A. Waid
220 Copk St
Klamath Falls 97601
Grantor's Name and Address
Esmerilda Ortega

Grantor's Name and Address
After recording return to (Name, Address, Zip):
Jesus H. Ortega
261 W. 1st St.
Klamath Falls OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Jesus H. Ortega
Same

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Oct, 1994, at 1:24 o'clock P.M., and recorded in book/reel/volume No. M94 on page 33383 and/or as fee/file/instrument/microfilm/reception No. 90254, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...
NAME TITLE
By Pauline Miller, Deputy.

Fee \$30.00

#3210 cash