

17629

96 MAY -8 AM 1:50
WARRANTY DEED

Vol. M96 Page 13126

MTC 38078LW

THAD M. KOHLER,
Grantor(s) hereby grant, bargain, sell and convey to:
KIRK ORTIZ and DEBRA ORTIZ, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

Lots 15 and 16 in HAGER ACRES, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 39,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7229 Hagar Way, Klamath Falls, OR 97603

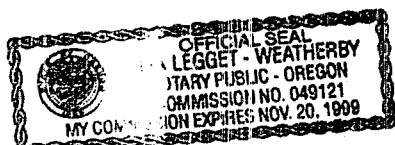
Dated this 8 day of May, 1996


THAD M. KOHLER

NOTARY ACKNOWLEDGEMENT

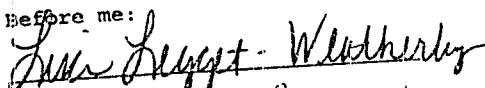
STATE OF Oregon ss. May 8 19 96
COUNTY OF Klamath
Personally appeared the above named Thad M. Kohler

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

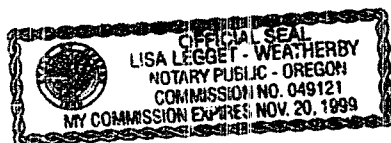
Before me:


Notary Public for Oregon

My commission expires 11/20/99

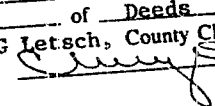
ESCROW NO. MT38078-LW

Return to:
KIRK ORTIZ
7229 Hagar Way
Klamath Falls, OR
97603



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 8th day of May A.D. 19 96
at 11:50 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 13126
Bernetha G Letsch, County Clerk
By  Deputy.
Fee. \$30.00