

21873

Vol. m96 Page 22162

## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01044731

AFTER RECORDING RETURN TO:  
RALPH S. SANTORO  
4220 Summers Lane  
Klamath Falls, OR 97603

Filed for record at request of:

Aspen Title & Escrow  
on this 23rd day of July A.D., 19 96  
at 1:35 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 22162

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS  
SAME AS ABOVEJOSE L. ORTIZ, , hereinafter called GRANTOR(S), convey(s) to  
RALPH S. SANTORO, , hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:Lots 14 and 15, Block 6, INDUSTRIAL ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33CA TAX LOT 200

"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, contracts and/or  
liens for irrigation and/or drainage,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  
\$150,000.00.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 19th day of July, 1996.

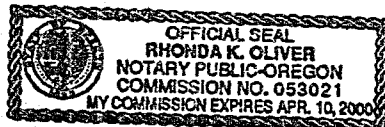
JOSE L. ORTIZ

STATE OF OREGON, County of Klamath) ss

On July 19, 1996, personally appeared Jose L. Ortiz, who  
acknowledged the foregoing to be his voluntary act and deed.

Notary Public for Oregon

My Commission Expires: April 10, 2000



96 JUL 23 P1:35