

MTC 39870LW

BETH ANN WATERBURY,

Grantor(s) hereby grant, bargain, sell and convey to:

CARMEN RITA ORTIZ,

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:

Lot 33 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of Klamath County, Oregon. EXCEPT THEREFROM the East 5 feet thereof.

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 \$ 62,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1444 KANE STREET, KLAMATH FALLS, OR 97603

Dated this 16th day of December, 1996

Beth Ann Waterbury
BETH ANN WATERBURY

STATE OF OregonCOUNTY OF Klamathss. December 16 19 96

Personally appeared the above named Beth Ann Waterbury

and acknowledged the foregoing instrument to be her voluntary act.

Before me:



(seal)

Notary Public for OregonMy commission expires 11/20/98

ESCROW NO. MT39870-LW

Return to:

CARMEN RITA ORTIZ
1444 KANE STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of December A.D., 19 96 at 3:21 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 39012

FEE \$30.00

County Clerk
by Bernetha Letsch

Kathleen Rose

96 DEC 16 P3:21