

47038

NITC 42305-KA
WARRANTY DEED

Vol. 1197 Page 33980

AL A. TOZER, JR. and SHELLEY D. TOZER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
 LUIS A. ORTEGA and RAFAEL ORTEGA, with the rights of survivorship, 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 25 AND 26 IN BLOCK 24 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.

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 \$ 41,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 7th day of October, 1997.

AL A. TOZER, JR.

SHELLEY D. TOZER

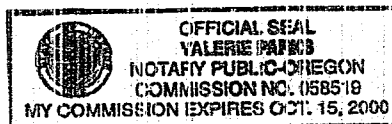
STATE OF OREGON

COUNTY OF Deschutes

ss. October 7 19 97

Personally appeared the above named AL A. TOZER, JR. AND
 SHELLEY D. TOZER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

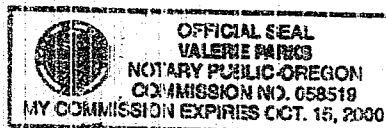
Valerie Parks
 Notary Public for Oregon
 My commission expires 10-15-2000

ESCROW NO. MT42305-KA

Return to:

LUIS A. ORTEGA
 STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:



Amerititle
 on this 15th day of October A.D. 1997
 at 3:42 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 33980

Bernetha G. Letsch, County Clerk

By

Kristen Rose

Deputy

Fee, \$30.00