

69818



98 NOV 16 P3:36

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ASPEN TITLE ESCROW No. 01048562  
WARRANTY DEED

AFTER RECORDING RETURN TO:

ALICIA A. ORTIZ

1574 Coburg Road #122

Eugene, OR. 97401

ARC 01048562

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJAMES V. JACKSON, hereinafter called GRANTOR(S), convey(s) and  
warrants to ALICIA A. ORTIZ, hereinafter called GRANTEE(S), all  
that real property situated in the County of, Klamath, State of Oregon,  
described as:LOTS 7 AND 8, BLOCK 9, SECOND ADDITION TO NIMROD RIVER PARK, IN  
THE COUNTY OF KLAMATH, STATE OF OREGON.CODE 10 MAP 3611-1080 TAX LOT 2900 CODE 10 MAP 3611-1080 TAX  
LOT 3000"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  
\$63,500.00.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 12TH day of NOVEMBER 1998.

JAMES V. JACKSON

STATE OF CALIFORNIA )  
COUNTY OF Fresno ) ss.

On 11.13.98

the undersigned, before me,  
James V. Jackson, personally appearedpersonally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.Signature   
My commission expires:

80811

81883

41864

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 16th day  
of Nov A.D., 19 98 at 3:36 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 41863

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kottun Ross