

200 FEB 29 PM 3:45

MT50276-MG
WARRANTY DEED

Vol. M00 Page 6377

CHRISTOPHER SINGH,

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

RICHARD ORTIZ, and SARA K. 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:

Lot 9 in Block 12 of HOT SPRINGS 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.

ACCT# 3809 029DD 03600

KEY# 371564

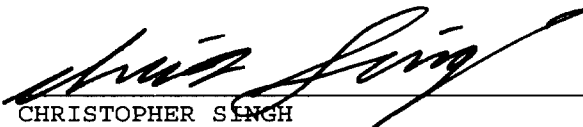
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 89,500.00.

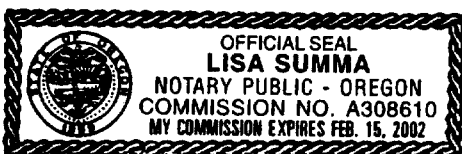
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1160 CRESCENT AVENUE, KLAMATH FALLS, OR 97601


Dated this 28 day of February, 2000.


CHRISTOPHER SINGH

State of Oregon
County of

This instrument was acknowledged before me on February 28, 2000 by CHRISTOPHER SINGH.




(Notary Public for Oregon)
My commission expires 2-15-2002

ESCROW NO. MT50276-MG

Return to:

RICHARD ORTIZ
1160 CRESCENT AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 2/29/00, at 3:45 p. m.
In Vol. M00 Page 6377
Linda Smith,
County Clerk Fee \$ 21.00

21.00
M