

200 MAY 24 PM 3:39

MT50813-MS
WARRANTY DEED

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JESUS ORTEGA AND ESMERALDA ORTEGA, AS TENANTS BY THE ENTIRETY, WHO ACQUIRED TITLE AS JESUS ORTEGA AND ESMERALDA ORTEGA,

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

LAWRENCE BERG,

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 13 IN BLOCK 216 OF MILLS SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-033DC-09200

632809

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 37,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2235 RADCLIFFE AVENUE, KLAMATH FALLS, OR 97601

Dated this 16th day of May, 2000.

x JESUS ORTEGA
JESUS ORTEGA
BY: Daniel Ortega
DANIEL ORTEGA, ATTORNEY IN FACT
Esmeralda Ortega
ESMERALDA ORTEGA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 16, 2000 by ESMERALDA ORTEGA AND DANIEL ORTEGA, ATTORNEY IN FACT FOR JESUS ORTEGA.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50813-MS

Return to:
LAWRENCE BERG
2235 RADCLIFFE AVENUE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 05/24/00, at 3:39 p. m.
In Vol. M00 Page 18827
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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