

2001 MAR -7 AM 11: 34

MTC 53188-LB
WARRANTY DEED

Vol M01 Page 9219

LARRY R. TUCKER and GLORIA C. TUCKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JESUS ORTEGA and PATRICIA ORTEGA, as tenants by the entirety,
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 528 in block 127 of MILLS 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.

ACCT3809033AD14700

KEY #482481

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 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2440 VINE AVENUE, KLAMATH FALLS, OR 97601

Dated this 27 day of February, 2001.

Larry R. Tucker
LARRY R. TUCKER
Gloria C. Tucker
GLORIA C. TUCKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 27, 2001 by LARRY
R. TUCKER AND GLORIA C. TUCKER.



Linda L. Baughman
(Notary Public for Oregon)

My commission expires 3-15-04

ESCROW NO. MT53188-LB

Return to:

JESUS ORTEGA
2440 VINE AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 03/07/01, at 11:34 a.m.
In Vol. M01 Page 9219
Linda Smith,
County Clerk Fee\$ 21.00

21.00⁰⁰