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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



CARL S. GROVER AND Helen M. Grover

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Grantor's Name and Address
NANCY ORTIZ
2445 VINE AVE.
KLAMATH FALLS
Grantor's Name and Address 97601

After recording, return to (Name, Address, Zip):
NANCY ORTIZ
2445 VINE AVE.
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
NANCY ORTIZ
2445 VINE AVE
KLAMATH FALLS, OR

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath xed.
Recorded 03/05/2004 9:54A m
Vol M04 Pg 12715
Linda Smith, County Clerk
Fee \$21.00 # of Pgs 1 puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that NANCY ORTIZ & HECTOR A. ORTIZ

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by NANCY ORTIZ

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

L.T 450 in block. 126 Mills addition to the city of Klamath Falls

Subject To: TRUST deed including the TERMS AND PROVISIONS
thereof recorded NOV 30, 1973 in Book M-73
AT PAGE. 15512 MICROFILM RECORDS OF KLAMATH
COUNTY.

IN FAVOR OF FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF K. FALLS,
OREGON, A CORPORATION, WHICH GRANTEE HEREBY ASSUMES AND AGREES
TO PAY.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,900. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 3/5/04; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

MARCH 5 2004

Hector A Ortiz
Nancy Ortiz

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 3-5-2004,
by Nancy and Hector Ortiz

This instrument was acknowledged before me on _____,
by Nancy and Hector Ortiz
as _____
of _____



Brandon Smith
Notary Public for Oregon
My commission expires 12/9/2007