

05 MAY 24 PM 3:18



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Benjamin J. Hartz
P.O. Box 824
Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 05/24/05 3:18 Pm
 Vol M05 Pg 37975
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all
 tax statements shall be sent to
 The following address:

Benjamin J. Hartz
P.O. Box 824
Klamath Falls, OR 97601

Escrow No. MT69768-MS

STATUTORY WARRANTY DEED

Whitney W. Ortiz and Diane M. Ortiz, as tenants in common, Grantor(s) hereby convey and warrant to **Benjamin J. Hartz**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 2, Block 4 of LATAKOMIE SHORES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007CD-12400-000 Key No: 231421

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$7,500.00**.

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.

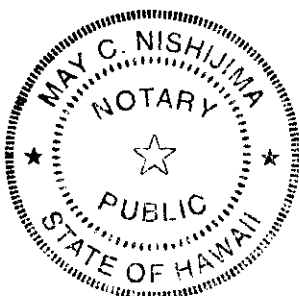
Dated this 20th day of May, 2005.

Whitney W. Ortiz
 Whitney W. Ortiz

Diane M. Ortiz
 Diane M. Ortiz

State of Hawaii
 City & County of Honolulu

This instrument was acknowledged before me on May 20, 2005 by Whitney W. Ortiz and Diane M. Ortiz.



May C. Nishijima
 (Notary Public)
 May C. Nishijima
 My commission expires _____

My Commission Expires: 11/16/2007

210 am