

05 JUN 20 PM 3:10

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After Recording Return to:  
**OCTAVIO ORTEGA**  
2028 Reclamation Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:

**OCTAVIO ORTEGA**  
2028 Reclamation Avenue  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 06/28/05 3:10 p m  
Vol M05 Pg 48773  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen 6/14/24 ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

**LILA G. BERTINO**, herein called grantor, convey(s) to **OCTAVIO ORTEGA**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 5, Block 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 001 MAP 3809-033DB TL 12600 KEY #613303**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$94,760.00**.  
(here comply with the requirements of ORS 93.930)

*O.O.* **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 **June 27, 2005**.

*Lila G. Bertino*  
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**LILA G. BERTINO**

STATE OF OREGON, County of *Klamath* ) ss.

*June 27, 2005* personally appeared the above named **LILA G. BERTINO** and acknowledged the foregoing instrument to be **his/her/their** voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061424

Before me: *W. Darlene D. Addington*

Notary Public for Oregon

My commission expires: *3-22-2009*

Official Seal

