

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



MTC - 72003

M05-69735

Klamath County, Oregon

11/23/2005 10:17:17 AM

Pages 1 Fee: \$21.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Pedro & Victoria Ortega
605 Mitchell St
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

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WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PEDRO ORTEGA NIEVES AND VICTORIA ORTEGA MANRIQUEZ
WHO ACQUIRED TITLE AS VICTORIA ORTEGA MANRIQUES

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

PEDRO ORTEGA NIEVES AND VICTORIA ORTEGA MANRIQUEZ, HUSBAND AND WIFE

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 Klamath County, State of Oregon, described as follows, to-wit:

The S1/2 of Lots 31 and 32, Block 125, MILLS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon, according to
the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Tax Account No: 3809-033AD-04400-000

Key No: 482007

(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): None

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 \$ To Correct Title. 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 ①, 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 November 18, 2005; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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 30.950.

Pedro Ortega Nieves
Victoria Ortega Manriquez

STATE OF OREGON, County of Klamath) ss.

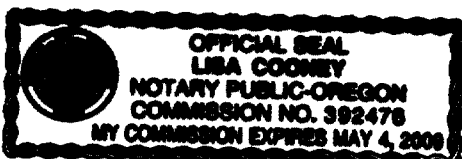
This instrument was acknowledged before me on November 18, 2005
by PEDRO ORTEGA NIEVES AND VICTORIA ORTEGA MANRIQUEZ

This instrument was acknowledged before me on

by

as

of



Lisa Cooney
Notary Public for Oregon
My commission expires 5-4-09

21.00