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ANDREW J. ORTIS
2137 WARRING STREET
KLAMATH FALLS, OREGON 97601
ANDREW J. ORTIS, Trustee ANDREW J.
ORTIS LIVING TRUST 6/29/01
2137 WARRAING STREET
KLAMATH FALLS, OREGON 97601

M06-00377

Klamath County, Oregon

01/09/2006 08:38:25 AM

Pages 2 Fee: \$26.00

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

JAMES H. SMITH, ATTORNEY
711 BENNETT AVE.
MEDFORD, OREGON 97504

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

ANDREW J. ORTIS
2137 WARRING STREET
KLAMATH FALLS, OREGON 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ANDREW J. ORTIS

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

hereinafter called grantee, does hereby grant, bargain, sell and convey AN UNDIVIDED 1/3 INTEREST 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:

**** ANDREW J. ORTIS, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE ANDREW J. ORTIS LIVING TRUST DATED JUNE 29, 2001, AND ANY AMENDMENTS THERETO.

to be **2, 3, **5, 6 and 7; Block 6 in CHLOQUIN BRWLE ADDITION and Lot 8 in
CHLOQUIN SECOND ADDITION TO CHLOQUIN in Klamath County, Oregon.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(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 \$-0-.^(c) However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the total consideration.^(d)

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 JUNE 29, 2001; 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.

ANDREW J. ORTIS

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JUNE 29, 2001

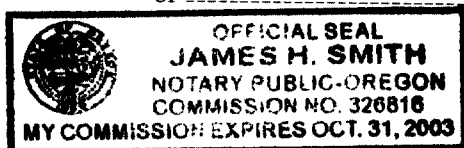
by ANDREW J. ORTIS

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

JAMES H. SMITH

10/31/2003

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EXHIBIT "A"

PARCEL ONE:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 6 in Chiloquin Drive Addition to Chiloquin in Klamath County, Oregon.

PARCEL TWO:

Lot 8 of Block 6 in Second Addition to Chiloquin in Klamath County, Oregon. /Y