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

M06-00378

Klamath County, Oregon

01/09/2006 08:41:37 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 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.

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-. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the consideration which) consideration. ^②

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.

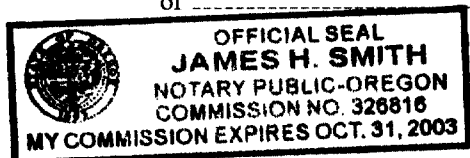
ANDREW J. ORTIS

ANDREW J. CORTIS

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 JAMES H. SMITH

My commission expires 10/31/2003

EXHIBIT "A"

PARCEL 1: (280 N. Laguna)

Lots 1 and 2 of Block 5, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the furniture located therein.

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls. Conditions and restrictions as contained in Deed recorded in Volume 70, page 624, Deed Records of Klamath County, Oregon.

PARCEL 2: (125 N. Laguna)

Lots 9 and 10, Block 13, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: (310 N. Laguna)

Beginning at a stake on the North line of Lot 5 in Block 4, Dixon Addition to Klamath Falls, Oregon, which stake is midway between the Northwest and Northeast corners of said Lot 5; thence Easterly along the North line of said Lot 5, 69.55 feet, more or less, to the original stake at the Northeast corner of said Lot 5; thence Southeasterly 50 feet, more or less along Laguna Street to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said Lot 5, 69.42 feet; thence Northwesterly and parallel to Laguna Street 50 feet, more or less to the place of beginning, being the East half of Lot 5 of said Block 4, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

PARCEL 4: (2137 Warring Street)

East half of Lot 6, Block 4, Dixon Addition to the City of Klamath Falls.

PARCEL 5: (Vacant lot)

Lot 7 in Block 3 of DIXON ADDITION to the City of Klamath Falls, Klamath County, Oregon. *ms*