

M06-00782

Klamath County, Oregon

01/13/2006 03:11:43 PM

Pages 1 Fee: \$21.00

After Recording Return to:

EMMANUEL ORTIZ and LETICIA GONZALEZ

3047 Cannon Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

EMMANUEL ORTIZ and LETICIA GONZALEZ

3047 Cannon Avenue

Klamath Falls, OR 97603

WARRANTY DEED

(INDIVIDUAL)

DANA GRAHAM, herein called grantor, convey(s) to **EMMANUEL ORTIZ and LETICIA GONZALEZ**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The E 1/2 of Lot 15, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-003CA TL 03600 KEY #526666

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

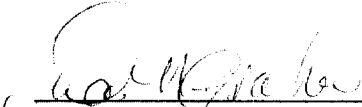
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$85,000.00**.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated JANUARY 11, 2006.



DANA GRAHAM

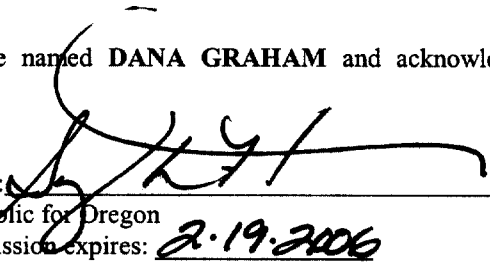
STATE OF OREGON, County of **KLAMATH**) ss.

JANUARY 11, 2006 personally appeared the above named **DANA GRAHAM** and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

This document is filed at the request of:



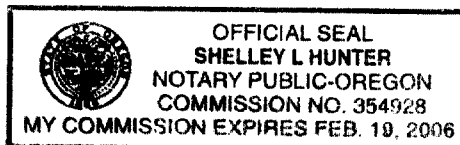
525 Main Street
Klamath Falls, OR 97601
Order No.: **00062758**

Before me: 

Notary Public for Oregon

My commission expires: 2.19.2006

Official Seal



121-A