MTC 75783-MS

AmeriTitle
Part Of The JELD-WEN Family

THIS SPACE RES

M06-14916
Klamath County, Oregon
07/25/2006 10:45:34 AM
Pages 1   Fee: $21.00

After recording return to:
Mark S. Ortiz
7207 Hager Way
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Mark S. Ortiz
7207 Hager Way
Klamath Falls, OR 97603

Escrow No.   MT75783-MS
Title No.   0075783

SWD

STATUTORY WARRANTY DEED

Jack Rookstool, Grantor(s) hereby convey and warrant to **Mark S. Ortiz and Yolanda R. Ortiz, as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 17, HAGER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DA-00900-000   Key No: 566523

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **$140,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.
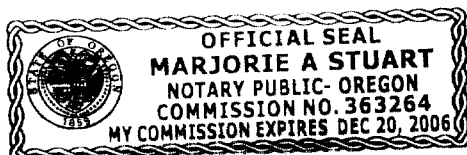
Dated this _____ day of _____ July _____, 2006.

_____
Jack Rookstool

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2006 by Jack Rookstool.

_____
(Notary Public for Oregon)

My commission expires_____

OFFICIAL SEAL
MARJORIE A STUART
NOTARY PUBLIC- OREGON
COMMISSION NO. 363264
MY COMMISSION EXPIRES DEC 20, 2006

21.00