

2008-006768

Klamath County, Oregon



05/07/2008 11:18:51 AM

Fee: \$21.00

After Recording Return to:

JACQUELYNN A. ORTEGA

*P.O. Box 313
Sprague River, OR 97639*

Until a change is requested all tax statements

Shall be sent to the following address:

JACQUELYNN A. ORTEGA

Same as above

ATE = 65677-PC

WARRANTY DEED

(INDIVIDUAL)

LESLIE F. WATTS, herein called grantor, convey(s) to JACQUELYNN A. ORTEGA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 1, JUNIPER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 229 MAP 3510-034A0 TL 04400 KEY #273091

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 \$0.00 fulfillment deed.
(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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated April 8, 2008.

Leslie F. Watts
LESLIE F. WATTS

STATE OF ARIZONA, County of Santa Cruz) ss.

On APRIL 9, 2008 personally appeared the above named LESLIE F. WATTS and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of: *LESLIE FRANCES WATTS*



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065677

Before me: *Luz V Dupuy*
Notary Public for ARIZONA
My commission expires: March 3 2010

Official Seal

