

2010-003897

Klamath County, Oregon



00081971201000038970010019

03/30/2010 02:52:36 PM

Fee: \$37.00

After Recording Return to:

MELISSA A. KLASSEN

PO Box 921

Tulake, OR 96134

Until a change is requested all tax statements

Shall be sent to the following address:

SAME

ATE 67612

WARRANTY DEED

(INDIVIDUAL)

MARK S. ORTIZ and YOLANDA R. ORTIZ, tenants by the entirety, herein called grantor, convey(s) to MELISSA A. KLASSEN, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

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

CODE: 024 MAP: 3909-012DA TL: 00900 KEY: 566523

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 \$112,000.00.

(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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated March 11, 2010.

Mark S. Ortiz
MARK S. ORTIZ

Yolanda R. Ortiz
YOLANDA R. ORTIZ

STATE OF OREGON, County of Klamath) ss.

On March 29, 2010 personally appeared the above named MARK S. ORTIZ and YOLANDA R. ORTIZ and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67612PS

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2013

Official Seal

