

RECORDING REQUESTED BY:



825 NE Multnomah St, Ste 1175  
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 261700717-DG  
Shirley Mae Bettin

SEND TAX STATEMENTS TO:

Shirley Mae Bettin

610 N 10th Street, Klamath Falls, OR 97601

2017-010070

Klamath County, Oregon

09/06/2017 11:09:00 AM

Fee: \$52.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Mario Santiago Ortiz, Jr.**, Grantor, conveys and warrants to **Shirley Mae Bettin**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached "Exhibit A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00). (See ORS 93.030).

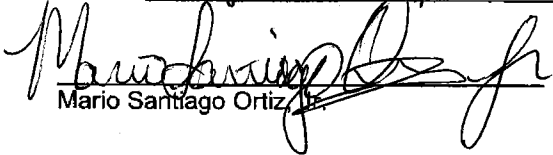
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

# STATUTORY WARRANTY DEED

(continued)

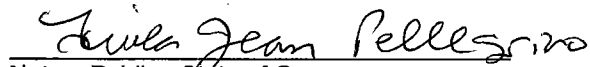
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 1, 2017

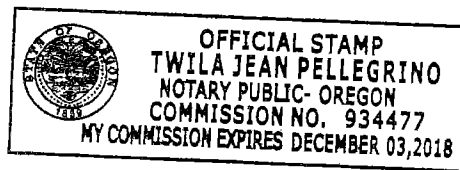
  
Mario Santiago Ortiz, Jr.

State of Oregon  
County of Klamath

This instrument was acknowledged before me on September 1, 2017 by Mario Santiago Ortiz, Jr..

  
Notary Public - State of Oregon

My Commission Expires: 12-3-2018



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Portion of Lot 1 in Block 62 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the Westerly side of 10th Street 79.5 feet Northwesterly from the North line of Lincoln Street; thence Northwesterly along the Westerly line of 10th Street, 40.5 feet; thence Southwesterly parallel with Lincoln Street, 50 feet; thence Southeasterly parallel with 10th Street, 40.5 feet; thence Northeasterly parallel with Lincoln Street 50 feet to the place of beginning, (being the Northwesterly 40.5 feet of the Easterly 50 feet of Lot 1 in said Block 62).