<u>COMPANY INC</u> -- 58288 011 Vol. M& Page KNOW ALL MEN BY THESE PRESENTS, That Rodney B. Allred and Barbara A: Allred, Husband and Wife hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by Thomas Monterossi and Jean E. Monterossi, Husband and Wife , hereinalter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apassigns, that certain real property, with the tenements, nerequations and appointments and appointments and state of Oregon, described as follows, to-wit: note particularly described as follows: sound of sal miles thened South 51 20, 00" Early 300 REFERETO THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF "dol of the determined best of the determined of <u>c</u> E terseres del com perm Manare and while said to MOUNTAIN TIPLE COMPANY INC. E 8 With an Topmon 12:20 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in the simple of the above granted premises, free from all encumbrances except on the attached exhibit "A" and those apparent upon the land, if any, as of the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. MOUNTAIN TITLE COMPANY INC The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,95,000.00 Differences, the sectual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)." (The contence between the symbole 0, if not applicable, should be deleted. See ORS \$3.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical if a corporate grantor, it has caused its name to be signed and seal attized by its officers, duly authorized thereto by (If executed by a corporation affix corporate seei) Β. Allred Barbara A. STATE OF OREGON, STATE OF OREGON, County of..... County of Klamath February, SU ..., 19. 86. 10 Personally appeared •who, being duly sworn, Personally appeared the above named Rodney B. Allred and each for himself and not one for the other, did say that the former is the president and that the latter is the Barbara A. Allred ment to be. their S voluntary act and deed. secretary of and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in Be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: ÷. Bala Before me: (OFFICIAL SEAL) (OFFICIAL Notar Public for Oregon SEAL) Notary Public for Oregon ission expires: My commission expires: Rodney B. Allred and Barbara A. Allred STATE OF OREGON. GRANTOR'S NAME AND ADDRESS County , of Thomas and Jean E. Monterossi I certify that the within instru-1240 Vista Way ment was received for record on the Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRESS at..... After recording return to: SPACE RESERVED in book or as file/reel number FOR RECORDER'S USE Per Grantee Record of Deeds of said county. Witness by hand and seal of NAME, ADDRESS, ZIP County affixed. nee is requested all fax states onts shall be sent to the following odd Per Grantee **Recording Officer** ByDeputy NAME, ADDRESS, ZIP MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY

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A tract of land situated in Lot 2, Block 9 of TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 61° 30; 00" East, beginning at the Northeast corner of said Lot 2; thence south of 30; 00 East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North 61° 30' 00" East 198.21 feet, central angle = 13° 07' 02", and long chord bears South 35° 03' 31" West for 45.28 feet) 45.38 feet to the point of intersection of the Northwesterly right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North 15° 37' 04" West 62.66 feet to the point of beginning with bearings based on said Tract No. 1091-Lynnewood.

ALSO, Lot 3, Block 9, TRACT NO. 1091, LYNNEWOOD, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. and a second I second I second s I second second

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A utility easement over the Westerly 16 feet of lot as shown EXHIBIT "A" 1. on dedicated plat. 740 Recitals set forth on the plat dedication, to wit: "Said plat is subject to: (1) Public utilities easements as 2. shown on the annexed map, said easements are dedicated to the City of Klamath Falls, for the use and regulation thereof; (2) All applicable zoning ordinances and recorded restrictive covenants; (3) Slope easements as so stated on indi-vidual lot deed basis; (4) Building set back lines as set forth in the recorded restrictive covenants." 3. Covenants, conditions and restrictions, but omitting restric-tions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instrument recorded lune 9 1976 in Volume M76. page 8487. Microinstrument recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon. 4. Trust Deed, including the terms and provisions thereof, given to secure an indebteness with interest thereon and such future Dated: March 14, 1979 Recorded: March 19, 1979 Volume: M79, page 6144, Microfilm Records of Klamath County, Amount: Grantor: Rodney B. Allred and Barbara A. Allred, husband and wife Trustee: William Sisemore Beneficiary: Klamath First Federal Savings and Loan Association

Said deed of trust buyers agree to assume and pay.

SS.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of February

| · . | | A.D., 19 <u>86</u> | at 8:38 | | |
|-----|---------|--------------------|-------------|-------------------------------|---------|
| FEE | \$13.00 | of <u>Deeds</u> | | M., and duly recorded in Vol. | M86 day |
| | | | Evelyn Biel | hn, County Clerk | |
| | | | | Thin on | it |