

68391

MYC 14220
WARRANTY DEED

(Statutory Form) Vol. M80 Page 21121

COMMERCIAL LEASING AND CONSTRUCTION COMPANY, a Joint Venture, consisting of BOBBY L. AUSTIN, PEARL B. AUSTIN, MARTIN I. MONTI and JAMES J. MONTI, Grantor, conveys and warrants to MARTIN I. MONTI and JAMES J. MONTI, that certain real property described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, free of encumbrances except as specifically set forth herein:

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO taxes for the fiscal year 1983-84; taxes for the fiscal year 1984-85; taxes for the fiscal year 1985-86; taxes for the fiscal year 1986-87; all of which said taxes grantee agrees to assume and to pay.

ALSO SUBJECT TO right of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highway.

ALSO SUBJECT TO right of way easement, including the terms and provisions thereof,

Dated: April 11, 1974

Recorded: May 29, 1974

Volume: M74, page 6543, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric transmission and distribution line and appurtenances.

ALSO SUBJECT TO, Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: April 24, 1980

Recorded: April 24, 1980

Volume: M80, page 7684, Microfilm Records of Klamath County, Oregon

Amount: \$19,000.00

Mortgagor: Bobby L. Austin and Pearl B. Austin, husband and wife

Mortgagee: Thomas J. Sanders and Maxine Sanders, husband and wife.

which said mortgage, and the note secured thereby, Grantees agree to assume and to hold Grantor (as well as Bobby L. Austin and Pearl B. Austin, husband and wife) harmless therefrom.

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$15,000.00 dollars. However, the actual consideration consists of or includes other property or value given or received which is part of the consideration.

Dated this 17th day of November, 1986.

COMMERCIAL LEASING AND CONSTRUCTION COMPANY,
A Joint Venture

BY: Bobby L. Austin
BOBBY L. AUSTIN

BY: Pearl B. Austin
PEARL B. AUSTIN

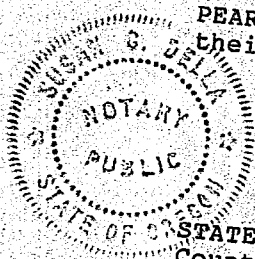
BY: Martin I. Monti
MARTIN I. MONTI

BY: James J. Monti
JAMES J. MONTI

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named BOBBY L. AUSTIN and PEARL B. AUSTIN and acknowledged the foregoing instrument as their voluntary act and deed.

Before me:

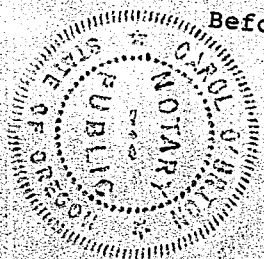


Susan G. Della
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/5/89

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the aforementioned MARTIN I. MONTI and JAMES J. MONTI and acknowledged the foregoing instrument as their voluntary act and deed.

Before me:



Carol O'Brien
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-2-89

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Grantor's Name and Address:
Commercial Leasing and Construction Co.

Grantee's Name and Address:
Martin I. Monti, James J. Monti

After Recording Return to:
NEAL Buchanan
601 main street
Suite 210
Klamath Falls, OR 97601-6007
Until a Change is Requested
Tax Statements Should Be Sent To:

Monti Construction
P.O. Box 514
Keno Oregon 97637
STATE OF OREGON/County of Klamath)ss

I certify that the within instrument was received for
record on the _____ day of _____, 1986, at _____ o'clock ____ M.,
and recorded in book/reel/volume no. _____ on page _____ or
as document/fee/file/instrument/microfilm no. _____, Records
of Deeds of said County.

Witness my hand and seal of County affixed.

Title _____ BY: _____ Deputy

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DESCRIPTION

All that real property situated in the County of Klamath, State of Oregon, more particularly described as follows:

Being a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 0° 07' 06" East along the West boundary of said Section 6, 256.25 feet to the Southerly boundary line of Ashland-Klamath Falls Highway No. 66; thence Easterly along said Southerly line 77 feet to the true point of beginning; thence continuing along said Southerly Highway boundary line to the most Northern corner of that parcel of land described in Deed to Keno High School District recorded November 30, 1928 in Volume 82 of Deeds at page 616, Klamath County Records; thence South 33° West along the North-westerly line thereof, 264 feet to the most Western corner of said parcel; thence North 57° West along the direct extension of the Southerly line of said parcel, to the most Southern corner of that parcel of land described in Deed to Vernon F. Miller, et ux, recorded June 29, 1977 in Volume M77, page 11451, Klamath County Microfilm Records; thence North 10° 36' 54" East, 136.31 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November _____ A.D., 19 86 at 2:26 o'clock P M., and duly recorded in Vol. _____ the 19th day
of _____ Deeds on Page 21121

FEE \$22.00

Evelyn Biehn, _____ County Clerk
By _____

EXHIBIT "A"