

ASPEN 33538

Collection # 330

WARRANTY DEED

(Statutory Form)

CARTER-JONES COLLECTION SERVICE, INC., an Oregon corporation, Grantor, conveys and warrants to MONTI'S CONSTRUCTION, INCORPORATED, Grantee, the following real property free of encumbrances except as specifically set forth below:

Lot B, Block A, Nichols Addition to the City of Klamath Falls, County of Klamath, State of Oregon.

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 rights of the public in and to any portion of the herein described property lying within the boundaries of roads and highways.

ALSO SUBJECT TO regulations, including levies, liens and utility assessments of the City of Klamath Falls.

ALSO SUBJECT TO conditions, restrictions as shown on the recorded plat of Nichols Addition to the City of Klamath Falls.

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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$16,500.00).

DATED this 29th day of June, 1987.

CARTER-JONES COLLECTION SERVICE, INC.,
an Oregon corporation

By:

Harold N. Jones
President

'89 JUL 19 PM 3 27

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME Leonard D. Jones, who being duly sworn, did say that he is the said President of the within named corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be its voluntary act and deed.

DATED this 29th day of June, 1987.

Evelyn Biehn
NOTARY PUBLIC FOR OREGON

My Commission expires: 3-22-89

GRANTORS NAME AND ADDRESS:
CARTER-JONES COLLECTION SERVICE, INC.
1143 Pine Street
Klamath Falls OR 97601

GRANTEES NAME AND ADDRESS:
MONTI'S CONSTRUCTION, INCORPORATED
17817 Freight Road Lane
Klamath Falls OR 97601

AFTER RECORDING, RETURN TO:

Monti's Construction
1504 Oregon Avenue
Klamath Falls, OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Monti's Construction
1504 Oregon Avenue
Klamath Falls, OR 97601

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of July, 1989, at 3:27 o'clock P.M., and recorded in Book M89 on Page 13193 or as File Reel Number 2781, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By: Darlene Mickelands
Deputy

Fee \$13.00