



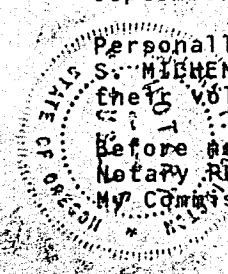
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Vol. m89 Page 17214

04033495
WARRANTY DEEDAFTER RECORDING RETURN TO:
MONTI'S CONSTRUCTION, INC.1504 Oregon Ave.
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEGARY L. MICHENER AND DEBRA S. MICHENER, husband and wife
hereinafter called GRANTOR(S), convey(s) to MONTI'S CONSTRUCTION,
INC. hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN."THIS INSTRUMENT WILL 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
APPROVED USES."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Lakeshore Gardens Drainage
District. 3) Rights of way and other reservations and
restrictions as shown in Deed recorded September 30, 1929 in
Book 88, page 98, Deed Records. 4) Two Easements, including the
terms and provisions thereof, recorded August 11, 1937 in Book
111, page 210 and recorded August 31, 1937 in Book 111, page
468.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
\$10,500.00. *Debra S.*In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of September, 1989.*Gary L. Michener*
GARY L. MICHENER*Debra S. Michener*
DEBRA S. MICHENER

STATE OF OREGON, County of KLAMATH)ss.

September 12, 1989.

Personally appeared the above named GARY L. MICHENER AND DEBRA
S. MICHENER and acknowledged the foregoing instrument to be
their voluntary act and deed.Before me: *Harlene L. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

'89 SEP 13 AM 10 39

EXHIBIT "A"

A tract of land situated in Lot 11 of LAKESHORE GARDENS, a duly recorded subdivision. Said tract being in the NE 1/4 SE 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; thence South 68 degrees 11' West 100.10 feet to the Northerly corner common to Lot 12 and said Lot 11; thence South 15 degrees 00' East along the lot line common to said Lots 11 and 12, 125.00 feet to a 1" pipe marking the Southeasterly corner of the tract of land described in Deed Volume 316, Page 626, of the Klamath County Deed Records; thence North 67 degrees 29' 10" East 105.64 feet to a point on the Easterly boundary of said Lot 11, said point being North 17 degrees 30' 00" West 118.47 feet from the Southeast corner of said Lot 11; thence North 17 degrees 30' 00" West 121.14 feet, more or less, to the point of beginning.

CODE 190 MAP 3808-25DA TL 3000 KEY #424650
(Covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Sept. A.D., 19 89 at 10:39 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 17214.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Muelender