

7874

Loan #0100442689

BEOS

ATC 134550

Vol. m89 Page 22037

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MARTIN MONTI and VIOLET M. MONTI, husband and wife

convey(s) to SCOTT S. BRAINARD and DEBORAH L. BRAINARD, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 19, Block 26, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Fourth Addition to Klamath River Acres.
2. Subject to rules and regulations of Fire Patrol District.
3. This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District.
4. Agreement, including the terms and provisions thereof, regarding well agreement between Violet & Martin Monti, Martin I. & Janet Monti and James & Debra Monti, recorded April 24, 1985 in Book M-85 at Page 5960.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See above

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 \$65,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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 14th day of November, 1989.

Martin Monti
Martin Monti

Violet M. Monti By Martin Monti
Violet M. Monti by Martin Monti her
ss. attorney in fact
Her attorney in fact.

STATE OF OREGON, County of Klamath, November 14, 1989.

Personally appeared the above named Martin Monti

instrument to be his voluntary act and deed, and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 12-31-97

Martin & Violet M. Monti
c/o KFF

GRANTOR'S NAME AND ADDRESS

Scott S. & Deborah L. Brainard
17922 Freight Road Lane
Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/Instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By NAME TITLE
Deputy

1585
22038

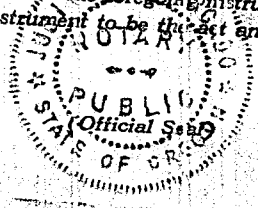
WARRANTY DEED (INDIVIDUAL)
THE ASSOCIATED TITLE & ESTATE CO. INC.

FORM No. 119—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath ss.

On this the 14th day of November, 19 89, personally appeared Martin Monti, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Violent M. Monti and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:
Judith L. Morgado (Signature)
Loan Closer (Title of Officer)
8-31-91

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title Co. the 14th day of Nov. A.D., 19 89 at 4:05 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 22037.
FEE \$13.00
Evelyn Biehn County Clerk
By Pauline Mullendore

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 14th day of November, 19 89, at 4:05 o'clock P.M., and recorded in book M89, page 22037, of the public records of said county.
Witness my hand and seal of County Clerk this 14th day of November, 19 89.
Evelyn Biehn
County Clerk

