

12331



Jasper
TITLE & ESCROW, INC.

#01034857
WARRANTY DEED

Vol. m90 Page 4705

AFTER RECORDING RETURN TO:
Mr. and Mrs. Gary L. Michener
879 Lakeshore Drive
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MONTI'S CONSTRUCTION, INC., an Oregon corporation, hereinafter called GRANTOR(S), convey(s) to GARY L. MICHENER and DEBRA S. MICHENER, husband and wife, 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." X *[Signature]*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Lakeshore Gardens Drainage District. 2) Conditions and Restrictions as shown on the recorded plat of Lakeshore Gardens. 3) Rights of way as shown by 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 \$53,400.00.

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 7th day of March, 1990.

MONTI'S CONSTRUCTION, INC.

BY: *[Signature]*

TITLE: President

STATE OF OREGON, (County of Klamath)ss.

On this 20th day of March, 1990, personally appeared Marshall Monti as President of MONTI'S CONSTRUCTION, INC., a corporation.

Before me, *[Signature]*
Notary Public for Oregon

My Commission Expires: March 22, 1995.

90 MAR 14 AM 11 35

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, also known as Parcel 2 of Minor Land Partition No. 11-87.

CODE 190 MAP 3808-250A TL 3001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of March A.D., 19 90 at 11:35 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 4705.

Evelyn Biehn - County Clerk

FEE \$33.00

By Paulene Muslander