

KNOW ALL MEN BY THESE PRESENTS, That MONTI'S CONSTRUCTION, INCORPORATED, an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE R. ABENDSCHEIN, an unmarried man, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 7 and 8, Block 16, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-029AB-01800.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00

SEVERAL PERSONS
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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In Witness Whereof, the grantor has executed this instrument this 24 day of April, 19 90;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

MONTI'S CONSTRUCTION, INCORPORATED, an Oregon
/corporation

by Chad J. Pines

STATE OF OREGON, County of Klamath) ss.
 April 24 19 90

Personally appeared MARTIN I. MONTI and

Personally appeared _____, who, being duly sworn,
~~and for himself and on behalf of the other~~ did say that the _____ is the
 _____ president and that the _____ is the

MONTI'S CONSTRUCTION, INCORPORATED, a corporation,
and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me: Kristi L. Kedd (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON,)
County of _____) ss.
19

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument
to be _____ voluntary act and deed.

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

MONTI'S CONSTRUCTION, INCORPORATED

1504 Oregon Avenue
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

GEORGE R. ABENDSCHEIN
2020 Sargent St.
Klamath Falls, OR 97601

After recording return to: **SAME AS GRANTEE**

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP _____

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of April, 19 90, at 2:20 o'clock P. M., and recorded in book M90 on page 7935 or as file/reel number 14152.

Record of Deeds of said county:

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Charles W. Mullenda Deputy

Fee \$28.00