

MTC #24053-DN

WARRANTY DEED

Vol. 1990 Page 14524

KNOW ALL MEN BY THESE PRESENTS, That

JAMES J. BELLET and SHERRY A. BELLET, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MONTI'S CONSTRUCTION, Incorporated

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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 15,900.00.
 However, the actual consideration consists of or includes other property of value, to be stated in the note/ deed. The consideration (indicate which). (The sentence between the symbols is not applicable, should be deleted.)

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.

In Witness Whereof, the grantor has executed this instrument this 20 day of July, 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.

STATE OF OREGON,
 County of Klamath)
July 20, 19 90) ss.

Personally appeared the above named
JAMES J. BELLET
SHERRY A. BELLET

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

Dana M. Nielsen
 Before DANA M. NIELSEN
 (OFFICIAL NOTARY PUBLIC-OREGON
 SEAL) My Commission Expires 1/30/94
 My commission expires

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

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of _____

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

JAMES J. BELLET & SHERRY A. BELLET
 P.O. Box 5167
 Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

MONTI'S CONSTRUCTION, Incorporated
 1504 Oregon Avenue
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 MONTI'S CONSTRUCTION, Incorporated
 1504 Oregon Avenue
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Send a change is requested all tax statements shall be sent to the following address:
 MONTI'S CONSTRUCTION, Incorporated
 1504 Oregon Avenue
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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 _____ on page _____ or as file/roll number _____.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 _____ Deputy

MTC NO: 24053-DN

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon.

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, and being a portion of Vacated Block 7, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeasterly corner of Lot 19, Block 8 of said addition; thence North 49 degrees 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence South 32 degrees 04' 46" East a distance of 193.24 feet along the mid-block line of said Block 7; thence South 58 degrees 02' 22" West a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet, (a radial bearing from said point being South 57 degrees 58' 06" West.)

Tax Account No: 3809 020DB 00800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 20th day
of July A.D., 19 90 at 3:28 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 14524.

FEE \$33.00

EVELYN BIEHN

By

County Clerk

Bernetha A. Fletcher