

22634

MTC #24647-DN

WARRANTY DEED

Vol. 90 Page 22821

KNOW ALL MEN BY THESE PRESENTS, That Ruth C. Anderson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martin I. Monti as to an undivided 1/2 interest and James J. Monti as to an undivided 1/2 interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 \$25,750.00

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 13 day of November, 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 Malheur) ss.
November 13, 19 90

X Ruth C. Anderson
Ruth C. Anderson

Personally appeared the above named
Ruth C. Anderson

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

Before me:

Marie Bender
Notary Public for Oregon
My commission expires: 9-29-92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

(SEAL)

Ruth C. Anderson

P.O. Box 282

Vale, OR 97918

GRANTOR'S NAME AND ADDRESS

Martin I. Monti & James J. Monti

1501^{1/2} OREGON AVE.

KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Martin I. Monti & James J. Monti

as above

NAME, ADDRESS, ZIP

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

Martin I. Monti & James J. Monti

as above

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer

Deputy

MTC NO: 24647-DN

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land more particularly described as follows:

Beginning at a point which lies on the West right of way line of Summers Lane, North, 1 degree 14' West a distance of 680.3 feet and South 9 degrees 26' West a distance of 30 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence; Continuing South 89 degrees 26' West a distance of 175 feet to an iron pin; thence, North 1 degree 14' West a distance of 72.2 feet to an iron pin; thence North 89 degrees 26' East a distance of 175 feet to an iron pin on the Westerly right of way line of Summers Lane; thence, South 1 degree 14' East along the Westerly right of way line of Summers Lane a distance of 72.2 feet, more or less, to the point of beginning, in the S1/2 S1/2 N1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909 003DD 04000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Nov. A.D., 19 90 at 2:17 o'clock P M., and duly recorded in Vol. M90,
of Mortgages on Page 22821.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulendare