

27144



Aspen
TITLE & ESCROW, INC.

ASPEN COLL 118
#01035326
WARRANTY DEED

Vol. M91 Page 4959

AFTER RECORDING RETURN TO:
JEANE F. NELSON
ROBERT GILES
419 Torrey
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 JEANE F. NELSON and ROBERT GILES, not as tenants in common, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 10 in Block 7 of KLAMATH LAKE ADDITION, in the County of Klamath, State of Oregon.

Code 1, Map 3809-19DB, TL 2600.

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1.) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2.) Conditions, Restrictions as shown on the recorded plat of Klamath Lake Addition. 3.) Contract, including the terms and provisions thereof recorded January 24, 1990 in Book M-90 on page 1635.

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 \$22,000.00.

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 16th day of June 1990.

Marti I. Monti
MONTI'S CONSTRUCTION, INC., an Oregon corporation,

STATE OF OREGON, County of Klamath)ss.

June 14, 1990.

Personally appeared Martin I. Monti as
President of Monti's Construction, Inc.

Before me, Paulene I. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of March A.D., 19 91 at 10:46 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 4959.

FEE \$28.00

Evelyn Biehn County Clerk

By Paulene I. Addington

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