FORM No. 633-WAREANTY DEED [Individual or Constante]

48011 MTC 28025. KR MARRANTY DEED KNOW ALL MEN BY THISE PRESENTS, That

MARTIN I, MONTI and JAMES J. MONTI, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSE M. ROLLINGS

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County o' Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

UF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and essigns 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 of the above granted premises, irre from all encumbrances those set forth on Exhibit "A" and all those apparent upon the land, if any, as of the date of this deed

and that

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grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomscever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,000.00

it a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY OF SCHIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SISNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING FEE THILE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

JAMES J. MONTI STATE OF OREGON, County of Klamath)ss. This instrument was acknowledged before me on . July MARTIN I. MONTI and JAMES J. MONTI This instrument was acknowledged before me on by

MARTIN

I. MONTI

OT NOTAT SEAL UNDA COAUCHMAN NOTAEV PUBLIC - OREGON COMMISSION NO. A COC437 N/ COMMISSION EXTRES MAY 01, 1993 Salya Parties. Notary Public for Oregon and the second states and 5 My commission expires

Martin I. Monti and James J. Monti STATE OF OREGON, 1504 Oregon Avenue <u>5</u>5 Klamath Falls, OR 97601 County of GRANTOR'S NAME AND ADDIESS I certily that the within instru-ROSE M. ROLLINGS ment was received for record on the HC 63 BOX 885 C Spill Sile Receiver 196 976.34 ORANTEE & NAME AND ADCHESS danot . . 19. M., and recorded Rt b'clock ... SPACE RESERVED in book/reel/volume No on FOR M. ROLLINGS . or as fee/file/instru-RECORDER'S USE PRÉC 64885C Record of Deeds of shid county. prague Kull, OR 97639 Witness my hand and seal of County affixed. Until a change is requested all fan 19. to the fellowin - Ja. 885 ROLLING NAME NAME, ADDRESS, ZIP arajue. By..... Deputy

in months and reading

EXHIBIT A LEGAL DESCRIPTION

A portion of Lots 15 and 16 in Block 9 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 15, Block 9, BUENA VISTA ADDITION to Klamath Falls, Oregon; thence South 58 degrees 37' 30" East 50.00 feet to the Southeasterly corner of Lot 15; thence continuing South 58 degrees 37' 30" East 6.00 feet to a point on the Southerly line of Lot 16; thence, generally along the remains of an old rock wall or fence line and the extension thereof North 32 degrees 38' 25" East 139.41 feet to a point on the Northerly line of said Lot 16; thence North 58 degrees 52' 48" West 10.00 feet to a 5/8" iron pin marking the Northwesterly corner of Lot 15, 50.00 feet to the Northwest corner of said Lot 15; thence along the Westerly line of Lot 15, 50.00 feet to the Northwest corner of said Lot 15; thence along the Westerly line of Lot 15 South 30 degrees 45' 25" West 139 feet, more or less, to the point of beginning.

SUBJECT TO:

- 1. Trust Deed, dated August 20, 1990, and recorded August 23, 1990, in Volume M90, page 16984, Microfilm Records of Klamath County, Oregon, in favor of Sylvia I. Clayton, as Beneficiary.
- Trust Deed dated February 4, 1992, recorded February 5, 1992, in Volume M92, page 2527, Microfilm Records of Klamath County, Oregon, and rerecorded March 15, 1992, in Volume M92, page 5534, Microfilm Records of Klamath County, Oregon in favor of James Raliegh Larimer. as Beneficiary.

The Grantees do not agree to assume nor pay the above described Trust Deeds and the Grantors herein agree to retian all responsibility and liability of both Trust Deeds and hold the Grantees herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at	request of _	Hount	ain Title (<u>.</u>			the2	<u>Ath</u>	day
of	July	A	D., 19 92	31 3545	L o'clock	P_M., and	l duly recor	ded in Vol	. <u>M92</u>	
		cf _	De	eds		Page	16453	_·		
				1. 1.	Evelyn	Biehn	 Count 	ly Clerk		
FEE	\$35.00				By	Daud	and Branding	Elandian	Asse_	ستريط مطوستوه محمدته