

WARRANTY DEED
MTC 29978 HFKNOW ALL MEN BY THESE PRESENTS, That MONTI'S CONSTRUCTION, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN F. MICHAELS AND IRENE A. MICHAELS, HUSBAND AND WIFE, 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:

Lots 9,10,11 and 12, 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.

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 those of record and those apparent upon the land, if any 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 \$ 89,900.00

However, the actual consideration money for inclusion on this property does not include any amount which is the subject part of the consideration (indicate which). (The contention between the parties if any applicable should be stated. See ORS 93.030.)

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 3 day of June, 19 93; 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 _____) ss.
_____, 19 _____

_____, President
MARTIN I. MONTI, PRESIDENT
JAMES J. MONTI, SECRETARY

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this June 3, 19 93, by MARTIN I. MONTI

_____, president, and by JAMES J. MONTI

_____, secretary of
MONTI'S CONSTRUCTION, INC.

a OREGON corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 9th day of June, 19 93, at 10:15 o'clock A.M., and recorded in book M93 on page 13289 or as file/reel number 62717, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Caroline Mullendore Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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MONTI'S CONSTRUCTION
1504 OREGON AVE
KLAMATH FALLS, RO 97601
<small>GRANTOR'S NAME AND ADDRESS</small>
STEVEN F. MICHAELS AND IRENE A. MICHAELS
4179 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603
<small>GRANTEE'S NAME AND ADDRESS</small>
STEVEN F. MICHAELS AND IRENE A. MICHAELS
4179 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603
<small>NAME, ADDRESS, ZIP</small>
<small>Until a change is requested all tax statements shall be sent to the following address:</small>
STEVEN F. MICHAELS AND IRENE A. MICHAELS
4179 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603
<small>NAME, ADDRESS, ZIP</small>

SPACE RESERVED
FOR
RECORDER'S USE