

OR

74687

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That First Service Corporation of Southern

Oregon

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

Monti's Construction, Inc.

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 of Klamath and State of Oregon, described as follows, to-wit:

The Easterly 1/2 of Lot 4 and all of Lot 5, Block 79, BUENA VISTA ADDITION to the City of Klamath Falls, accordin to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of 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 \$11,000.00.

However, the actual consideration received by the grantor is \$11,000.00 less the amount of the grantor's indebtedness to the grantee, which is \$11,000.00, the net consideration being \$0.00.

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 18 day of January, 1994; 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.

FIRST SERVICE CORPORATION OF SOUTHERN OREGON

BY: Gerald V. Brown, President

BY: James D. Bocchi, Director

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.

STATE OF OREGON,

County of Klamath

ss.

1994

Personally appeared the above named

STATE OF OREGON, County Klamath

January 18

ss.

Personally appeared Gerald V. Brown and James D. Bocchi

each for himself and not one for the other, did say that the former is the

Director

Secretary of First Service

Corporation of Southern Oregon

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:

Notary Public for Oregon

My commission expires:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



GALE RAMEY  
NOTARY PUBLIC (OFFICIAL)  
COMMISSION NO. 018331  
MY COMMISSION EXPIRES SEPT. 14, 1996

First Service Corporation of Southern Ore

540 Main

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Monti's Construction, Inc.

1540 Oregon Ave.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Monti's Construction, Inc.

1540 Oregon Ave.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of Jan, 1994, at 2:54 o'clock A.M., and recorded in book/reel/volume No. M94 on page 1938 or as fee/title/instrument/microfilm/reception No. 74687, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee \$30.00

By Pauline Mulhade Deputy