

WARRANTY DEED

MONTI'S CONSTRUCTION, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIM FERREIRA and JENNIFER FERREIRA, 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:

~~Lot 6 and the Westerly 25' of Lot 7, Block 79, BUENA VISTA ADDITION, to the City of 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 92,500.00

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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 12th day of September, 19 94; 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 _____

MONTI'S CONSTRUCTION, INC.
Martin I. Monti, President

Personally appeared the above named
MONTI'S CONSTRUCTION, INC.

James J. Monti, Secretary

_____ 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 Sept. 12, 1994, 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 W. J. Kenna
My commission expires: 4/20/96 (SEAL)

~~MONTI'S CONSTRUCTION, INC.~~
~~1504 OREGON AVE.~~
~~KLAMATH FALLS, OR 97601~~

GRANTOR'S NAME AND ADDRESS

TIM FERREIRA and JENNIFER FERREIRA
2063 CALIFORNIA AVE.
KLAMATH FALLS, OR 97601

GRANTEES NAME AND ADDRESS

After recording return in:

recording return to:
TIM FERREIRA and JENNIFER FERREIRA
2063 CALIFORNIA AVE.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

TIM FERREIRA and JENNIFER FERREIRA
2063 CALIFORNIA AVE
KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON.

55.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Sept, 1994, at 1:25 o'clock P M., and recorded in book M94 on page 29296 or as file/reel number 88298,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Orville Miller Deputy

Fee \$30.00

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