

OK
89807

10-19-94A11:01 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That First Service Corporation of Southern Oregon, Inc., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martin I. Monti and James J. Monti

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:

Lot 14 in Block 121, 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, and Lot 13 in Block 121, 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

(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 \$no. consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 99.030.)

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 18th day of October, 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.

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 STATE OF OREGON,

First Service Corporation of Oregon, Inc.
BY: Gerald V. Brown, President
BY: Mary Bothwell, Secretary

ORS 30.930 STATE OF OREGON, County of Klamath) ss.
October 18, 1994
County of , 19

Personally appeared the above named

Personally appeared Gerald V. Brown and Mary Bothwell who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of First Service Corporation of Southern Oregon, Inc., a corporation, 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.

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
Notary Public for Oregon
My commission expires:



OFFICIAL SEAL
KAY E. DOOLITTLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 037807
MY COMMISSION EXPIRES SEPT-18-1998

First Service Corp. of Southern Oregon
540 Main Street
Klamath Falls, OR. 97601

GRANTOR'S NAME AND ADDRESS

Martin I. Monti and James J. Monti
1504 Oregon Ave.
Klamath Falls, OR. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan Assn.
540 Main Street
Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP RE: 090-04-15678-15679

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

Martin and James Monti
1504 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 Oct, 1994, at 11:01 o'clock A.M., and recorded in book/reel/volume No. M94 on page 32445 or as fee/file/instrument/microfilm/reception No. 89807, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

NAME

TITLE

By Pauline Mulendick Deputy

Fee \$30.00