

OK

10-19-94A11:02 RCVD

WARRANTY DEED

Vol. m94 Page 32480

89818

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, hereinafter called 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 12 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. TOGETHER WITH that portion of vacated Thrall Street as evidenced by Ordinance 5116 recorded February 15, 1960 in Volume 319, page 33, Microfilm Records of Klamath County, Oregon.

Account #3809-030AD-01000

Key #211309

(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 \$ 10,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

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.

County of \_\_\_\_\_, 19\_\_\_\_

First Service Corporation of Oregon, Inc.

By: Gerald V. Brown

Gerald V. Brown, President

By: Mary Bothwell

Mary Bothwell, Secretary

Klamath

October 18, 1994

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 be-

half of said corporation by authority of its board of directors and each of

them acknowledged said instrument to be voluntary.

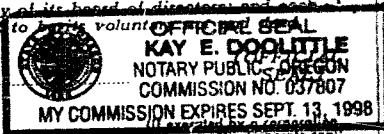
Before me:

Notary Public for Oregon  
My commission expires:

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:



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 Avenue

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings &amp; Loan Assn.

540 Main Street

Klamath Falls OR 97601 Re: 090-04-15676

NAME, ADDRESS, ZIP

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

Martin I. Monti and James J. Monti

1504 Oregon Avenue

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 11:02 o'clock A.M., and recorded in book/reel/volume No. m94 on page 32480 or as fee/file/instrument/microfilm/reception No. 89818, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline M. Mulinsore, Deputy

Fee \$30.00