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89815 10-19-94A11:02 RCVD

WARRANTY DEED

Vol. M94 Page 32471

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 10 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.

Account #3809-03JAD-01000

Key #211309

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.
(See attached exhibit for corrected legal desc..)

(IF SPACE IS SUFFICIENT, 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 part of the consideration (indicate which) ~~Of the sentence before the symbols, if not applicable, should be deleted. See ORS 93.030.~~

In construing this deed and when 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 ORS 30.930.

First Service Corporation of Oregon, Inc.

By: Gerald V. Brown, President

Mary Bothwell, Secretary

STATE OF OREGON, County of Klamath) ss.

October 18, 1994

I personally appeared Gerald V. Brown and Mary Bothwell, who, being duly sworn, each to 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, each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

KAY E. DOOLITTLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 837807
MY COMMISSION EXPIRES SEPT. 13, 1998

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

First Service Corp. of Southern Oregon
540 Main Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Martin I. Monti and James J. Monti
1504 Oregon Avenue
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.
540 Main Street
Klamath Falls OR 97601 Re: 030-04-15675
NAME, ADDRESS, ZIP

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

Martin and James 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 3247 or as fee/file/instrument/microfilm/reception No. 89815, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By: Pauline M. Mulendore Deputy

Fee \$30.00

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EXHIBIT 'A' **LEGAL DESCRIPTION**

All of Lot 10 and a portion of Lot 11 in Block 121 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the SE corner of said Lot 10, thence along the South line of said Lot 11 South 38 degrees 33' 49" East 9.84 feet, thence North 09 degrees 17' 22" East 153.70 feet to the North line of said Lot 11, thence along said North line of Lot 11 and the arc of a 574.87 foot radius curve to the left (chord = North 81 degrees 22' 31" West 13.34 feet) 13.34 feet to the NE corner of said Lot 10, thence along the East line of said Lot 10 South 07 degrees 57' 36" West 154.93 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day
of November A.D., 19 94 at 9:29 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 35598

FEE \$10.00

Evelyn Biehn

By

County Clerk