

89812

10-19-94A11:01

RCVD

WARRANTY DEED

Vol 94 Page 32462

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 1 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 #3809-030AD-01000

Key #211309

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION (see attached exhibit for new legal description)

(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 consideration (indicate which). (This sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 FE: 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 SETTING OR REVERSING PRACTICES AS SET FORTH IN STATE OF OREGON, ORS 30.930

County of

, 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

By:

Gerald V. Brown, President

By:

Mary Bothwell, Secretary

OF OREGON, County of Klamath ) ss.  
October 18, 1994

Personally appeared Gerald V. Brown and Mary Bothwell

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 to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:



OFFICIAL SEAL  
KAY E. DOAN  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 037807  
MY COMMISSION EXPIRES SEPT. 13, 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 Avenue

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 Re: (90-04-15677

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 ) ss.

I certify that the within instrument was received for record on the 19th day of Oct., 19 94, at 11:01 o'clock A.M., and recorded in book/reel/volume No. M94 on page 32462 or as fee/file/instrument/microfilm/reception No. 89812, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: Pauline Mulendse, Deputy

INDEXED

Fee \$30.00

35611

# EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Lot 11 and Lot 12 in Block 121, BUENA VISTA ADDITION, shown as Parcel 2004 by recorded Survey 5053, 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 11, thence along the South line of said Lot 12 South 88 degrees 33' 49" East 20.37 feet, thence North 15 degrees 36' 08" East 144.57 feet to the North line of said Lot 12, thence along said North line of Lot 12 on the arc of a 574.87 foot radius curve to the left (chord = North 75 degrees 43' 38" West 26.68 feet) 26.68 feet to the NE corner of said Lot 11, thence along the North line of said Lot 11 on the arc of a 574.87 foot radius curve to the left (chord = North 78 degrees 53' 01" West 36.66 feet) 36.66 feet, thence South 09 degrees 17' 22" West 153.70 feet to the South line of said Lot 11, thence along the South line of said Lot 11 South 88 degrees 33' 49" East 27.39 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 2 feet of the above described parcel.

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 35610

FEE \$10.00

Evelyn Biehn

By

County Clerk