

91370

FORM No. 633 - WARRANTY DEED (Individual or Corporate)

1-1-21-14A09-30 RCVD

Vol M94 Page 35622

89818

10-19-94A11-02 RCVD

MTC 34010

Vol M94 Page 32480

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 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

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

(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.

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. ~~For ever, 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) by a 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 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 lawfully using the property against STATE OF OREGON, farming or forest practice as defined in ORS 30.930.

First Service Corporation of Oregon, Inc.

Gerald V. Brown, President
Mary Bothwell, Secretary

County of Klamath, State of Oregon, October 18, 1994 ss.

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 his voluntary act and deed.

Before me: Notary Public for Oregon
My commission expires:

Before me: Notary Public for Oregon
My commission expires:

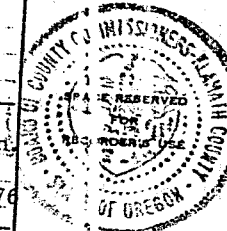
OFFICIAL SEAL
KAY E. DOOLITTLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 037807
MY COMMISSION EXPIRES SEPT. 13, 1998

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: 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, } ss.
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
By Pauline Muddaloe, Deputy

INDEXED
Fee \$31.00

35623

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land being a portion of Lot 12 and vacated Thrall Street, Block 121 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 12; thence South 88 degrees 33' 49" East 20.37 feet to the "true point of beginning" of this description; 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 right (chord = South 72 degrees 44' 14" East 33.32 feet) 33.32 feet to the Northeast corner of said Lot 12; thence along the South line of California Avenue on the arc of a 574.87 foot radius curve to the right (chord = South 69 degrees 34' 52" East 30.01 feet) 30.02 feet to the center line of Thrall Street; thence along said center line of Thrall Street South 21 degrees 59' 20" West 140.82 feet; thence North 68 degrees 00' 40" West 30.00 feet to the Westerly line of said Thrall Street and the Southeast corner of said Lot 12; thence along the South line of said Lot 12 North 88 degrees 33' 49" West 18.29 feet to the true point of beginning.

TOGETHER WITH the Easterly 2.00 feet of the following described tract of land, being parcel 2004 as shown on record of Survey 5053.

A parcel of land situated in Lot 11 and Lot 12 in Block 121, BUENA VISTA ADDITION, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11 thence along the South line of said Lot 11 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 Northeast 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.

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 9:30 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 35622

FEE \$10.00

Evelyn Bierni,

By [Signature] County Clerk