

KNOW ALL MEN BY THESE PRESENTS, That Monti's Construction, Inc., an Oregon Corporation, and Martin Monti and Violet May Monti hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martin I. Monti & James I. Monti, not its tenants in common, but with rights**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 5 and 6 in Block 16 of Second 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.

**of survivorship

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those apparent upon the land, if any, as 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 \$60,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$60,000.00~~

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 individuals

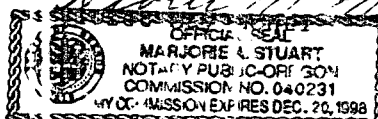
In Witness Whereof, the grantor has caused this instrument this 23rd day of February, 1995, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors

Monti's Construction, Inc., an Oregon Corporation

By Martin I. Monti, President

Martin Monti

Violet M. Monti



STATE OF OREGON

County of Klamath

February 23, 1995

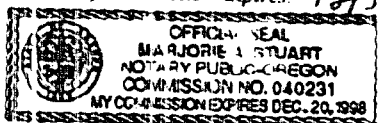
Personally appeared the above named Martin Monti and Violet May Monti

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

Before me

Notary Public for Oregon

My commission expires: 12/20/98



STATE OF OREGON County of Klamath

The foregoing instrument was acknowledged before me this February 23, 1995, by Martin I. Monti

president and by

secretary of Monti's Construction, Inc.

a Oregon Corporation, on behalf of the Corporation

Notary Public for Oregon

My commission expires: 12/20/98 (SEAL)

Monti's Construction, Inc. 2081 California Avenue Klamath Falls, OR 97601

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

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STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Feb 1995 at 11 o'clock A.M. and recorded in book M95 on page 4013 or as filed number 95288

Record of Deeds of said county

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

Fee: \$30.00 By G. A. R. R. R. Deputy