

95875

WARRANTY DEED

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03-07-95P02:28 RCVI
 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
 Monti's Construction, Inc.

Monti's Construction, Inc., 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 8 and the Easterly 25 feet of Lot 7, Block 79, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-30AC TL 600

(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 records 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 \$9,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentences 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 6th day of March, 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.

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.

By:

Gerald V. Brown, President

By:

Mary Bothwell, Secretary

STATE OF OREGON,

County of Klamath

March 6, 1995

ss.

STATE OF OREGON, County of Klamath) ss.

March 6, 1995

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 So. 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 the

half of said corporation by authority of the board of directors and

them acknowledged said instrument before me.

Notary Public for Oregon

My commission expires:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



OFFICIAL SEAL of
 KAY E. DOOLITTLE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 059007
 MY COMMISSION EXPIRES SEPT. 13, 1998

(If executed by a corporation, affix corporate seal)

First Service Corp. of So. Oregon, Inc.
 540 Main St.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Monti's Construction, Inc.

1504 Oregon Avenue

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&L - Attn: 090-57-15756

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of March, 1995, at 2:28 o'clock P.M., and recorded in book/reel/volume No. M95 on page 5090 or as fee/title/instrument/microfilm/reception No. 95875, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE

By Pauline Miller, Deputy

\$30.00