

OK 95877 03-07-95P02:28 PCVD

WARRANTY DEED

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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.

, 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:

Lots 1 and 2, Block 80, BUENA VISTA Addition to the City of Klamath Falls, County of Klamath, State of Oregon.

Tax #001-3809-30A)-800 Key #211327 (covers this & add'l property)

(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

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 \$ 12,000.00

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, if the sentence between the symbols @, if not applicable, should be deleted. See ORS 95.030.)

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 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
Gerald V. Brown, President

First Service Corporation of So. Oregon, Inc.

By Mary Bothwell
Mary Bothwell, Secretary

STATE OF OREGON,
County of Klamath } ss.
March 6, 1995

STATE OF OREGON, County of Klamath } ss.

March 6, 1995

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

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:

Before me:

Kay E. Doolittle
Notary Public for Oregon
My commission expires:



KAY E. DOOLITTLE
NOTARY PUBLIC FOR OREGON
COMMISSION NO. 037807

MY COMMISSION EXPIRES SEPT. 13, 1998
off corporate seal

First Service Corp. of So. OR
540 Main St.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Monti's Construction, Inc.

1504 Oregon Ave.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEFS&L Attn #090-57-15766

540 Main St.

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 } ss.

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 5096 or as fee/file/instrument/microfilm/reception No. 95877, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

NAME TITLE

FEE: \$30.00

By Pauline Mullins Deputy

SPACE RESERVED
FOR
RECORDER'S USE