

WARRANTY DEED
MTC 35767NF
KNOW ALL MEN BY THESE PRESENTS, That WESTBUILT, INC., A WASHINGTON CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONTI'S CONSTRUCTION, INC., AN OREGON CORPORATION, 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:

PLEASE SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" WHICH IS MADE A PART
HEREOF BY THIS REFERENCE.



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 of record and those apparent to 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 \$ 10,000.00.
~~However, the actual consideration consists of a parcel of land located in the County of Klamath, State of Oregon, described as follows: [REDACTED]~~

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 10th day of July, 19 95; 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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Harold C. Lacy
WESTBUILT, INC., A WASHINGTON CORPORATION
HAROLD C. LACY, PRESIDENT

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

Washington
STATE OF ~~Oregon~~, County of Clark) ss.
The foregoing instrument was acknowledged before me this July 12, 19 95, by HAROLD C. LACY,
_____, president, and by _____, secretary of
WESTBUILT, INC.
a WASHINGTON corporation, on behalf of the corporation.
Notary Public for ~~Oregon~~ Washington Harold Moody
My commission expires: 8-27-95 (SEAL)

WESTBUILT, INC., 1313 NE 134th St., Ste 200 Vancouver, WA 98685
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: MONTI'S CONSTRUCTION, INC. 1504 OREGON AVE. KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
Check a change is requested all tax statements shall be sent to the following address: MONTI'S CONSTRUCTION, INC. 1504 OREGON AVE KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of vacated Rio Street lying between California Avenue and the USBR "A" Canal right of way in 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, more particularly described as follows:

Beginning at the Southwest corner of Lot 1 in Block 80 of BUENA VISTA ADDITION, thence Northerly along the West right of way line of said Lot 1, 138.97 feet more or less to the Northwest corner thereof; thence Westerly along the North line of said Lot 1 if extended 60 feet more or less to the Northeast corner of Lot 8 in Block 79, BUENA VISTA ADDITION, thence Southerly along the East line of said Lot 8 in Block 79, 138.00 feet more or less to the Southeast corner of said Lot 8, thence Easterly along the South line of said Lot 8 if extended to the point of beginning.

TOGETHER WITH that portion of vacated California Avenue which inurred thereto by Ordinance No. 94-21 recorded August 26, 1994 in Volume M94 at page 26775, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day
of July A.D., 19 95 at 3:42 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 18604.

FEE
\$35.00

By Bernetha G. Letsch County Clerk