

## WARRANTY DEED

Vol. M95 Page 24043MTC 36081MS  
MONTI'S CONSTRUCTION, INC., AN OREGON CORPORATION,

Grantor(s) hereby grant, bargain, sell and convey to

WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN, HUSBAND AND WIFE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE SOUTH 80 FEET OF LOT 388, BLOCK 113, MILLS 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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 36,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12852 LARRYLYN DRIVE, LA MIRADA, CA 90638

Dated this 29th day of August, 19 95

MONTI'S CONSTRUCTION, INC.

BY: [Signature]

MARTIN I. MONTI

PRESIDENT

BY: [Signature]

JAMES J. MONTI

SECRETARY

State of Oregon

County of Klamath

The foregoing instrument was acknowledged before me this August 29, 19 95, by Martin I. Monti, President, and by James J. Monti, Secretary of Monti's Construction, Inc., an Oregon corporation, on behalf of the corporation.

WITNESS My hand and official seal.

[Signature]

Notary Public for Oregon

My Commission expires: 12-20-98



Return to:

Mr. & Mrs. William R. Wohrman  
12852 Larrylyn Drive  
La Mirada, CA 90638

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day of Sept A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 24043

FEE \$30.00

By [Signature] Bernetha G. Letch, County Clerk