

9959

12-01-95A11:44

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WARRANTY DEED

MTC 36646 DS

MONTI'S CONSTRUCTION, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey
JANET M. RAWLINGS,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 99,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , KLAMATH FALLS, OR 97603 California.

Dated this 29th day of November, 1995

MONTI'S CONSTRUCTION, INC.

BY:

MARTIN I. MONTI

PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

COUNTY OF

Klamath

SS.

November 29 19 95

Personally appeared the above named Martin I. Monti as president
and James J. Monti as secretary of Monti's Construction
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Notary Public for

My commission expires 3-2-96

Taxes and

Return to:

JANET M. RAWLINGS

2033 California

KLAMATH FALLS, OR

97601

12-01-95A11:44 RCVD

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 2 and a portion of Lot 1 of Block 80, 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, and the vacated portion of California Avenue, more particularly described as follows:

Said Lot 2 and Lot 1 EXCEPTING THEREFROM the Westerly 15 feet of Lot 1 Block 80.

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 First day
of December A.D., 19 95 at 11:43 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 32910

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller