

WARRANTY DEED

MTC 3754LW

JAMES T. COCKRELL and JUDY KAY COCKRELL, husband and wife,

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

MARTIN MONTI and JANET MONTI, 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:

Lots 1 and 2 and the West 25.00 feet, measured at right angles of Lot 3 in Block 121, 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.

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 \$ 15,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 641 Front Street Klamath Falls, OR 97601

Dated this 22 day of March, 1996.

James T. Cockrell
JAMES T. COCKRELL

Judy Kay Cockrell
JUDY KAY COCKRELL

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named JAMES T. COCKRELL AND JUDY KAY COCKRELL

see attached acknowledgment

and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT37514-LW

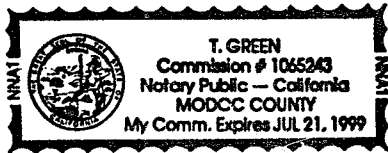
Return to:

MARTIN MONTI
641 Front street
Klamath Falls, OR, 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Modoc
On March 22, 1996 before me, T. GREEN
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared James T. Cockrell & Judy Kay Cockrell
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

T. Green
Signature of Notary Public

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of March A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 8017

FEE \$35.00

By Bernetha G. Letsch County Clerk
C. Russell