

WARRANTY DEED

MTC37512W

JAMES T. COCKRELL and JUDY KAY COCKRELL, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 MONTI'S CONSTRUCTION INCORPORATED, an Oregon Corporation,
 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:

PLEASE SEE ATTACHED EXHIBIT "A"

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: , 1504 Oregon Ave 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 _____

See attached notary acknowledgment
 and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT37512-LW

Return to:

MONTI'S CONSTRUCTION INCORPORATED

1504 Oregon Ave.
 Klamath Falls OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

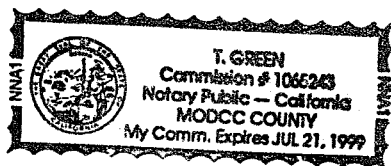
A parcel of land situated in Lot 1 and unnumbered lot in Block 79, BUENA VISTA ADDITION, to the City of Klamath Falls, more particularly described as follows:

Commencing at the SW Corner of said Lot 1, thence North 81 degrees 03' 50" East 25.00 feet to the "True Point of Beginning" of this description, thence North 8 degrees 56' 10" West 139.19 feet to the "A" Canal Right of Way. Thence along said Right of Way South 81 degrees 05' 31" West 166.17 feet to the Easterly Right of Way of California Avenue, thence along said Right of way South 54 degrees 19' 24" East 198.30 feet to the SW corner of said Lot 1, thence along the South line of said Lot 1, North 81 degrees 03' 50" East 25.00 feet to the "True Point of Beginning."

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 25th day
of March A.D., 19 96 at 11:26 o'clock A M., and duly recorded in Vol. M96
of D deeds on Page 8091

FEE \$35.00

By Bernetha G. Letsch County Clerk
Christy Russell