

MTC37611W

Vol. M96 Page

THOMAS J. MONK and CYNTHIA M. MONK, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
OLEETA I. BONSELL AND SADIE V. BONSELL, WITH RIGHTS OF SURVIVORSHIP,
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:

Lot 1 in Block 63 of 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2202 OREGON AVE., KLAMATH FALLS, OR 97601

Dated this 12th day of April, 1996

Thomas J. Monk
THOMAS J. MONK

Cynthia M. Monk
CYNTHIA M. MONK

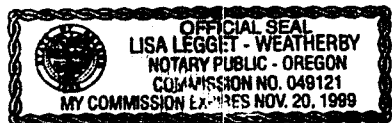
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 12, 19 96
COUNTY OF Klamath

Personally appeared the above named

Thomas J. Monk and Cynthia M. Monk

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Leggett-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT37611-LW

Return to:

OLEETA I. BONSELL
2202 OREGON AVE.
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 16th day of April A.D., 19 96
at 3:37 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 10602.

Bernetha G Letsch, County Clerk

By Cynthia M. Monk

Deputy.

Fee, \$30.00

96 APR 16 P3:37