

21466

WARRANTY DEED

Vol. 996 Page 21169MTC 37889 DS
MONTI'S CONSTRUCTION, INC., an Oregon Corporation,

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

ERNEST D. CHOUKALOS and MARY J. CHOUKALOS, as tenants by the entirety,

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.

JUL 16 3:51 PM '96

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 \$ 102,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2035 CALIFORNIA, KLAMATH FALLS, OR 97601

Dated this 16 day of July, 1996.

MONTI'S CONSTRUCTION, INC.

BY: _____ PRESIDENT

MARTIN I. MONTI

BY: _____ SECRETARY

JAMES J. MONTI

STATE OF Oregon, County of Klamath) ss.This instrument was acknowledged before me on July 16, 1996by JAMES J. MONTIas SECRETARYof Monti's Construction, Inc. an Oregon CorporationDawn Schooler
Notary Public of OregonMy commission expires 12/20/98

ESCROW NO. MT37889-DS

Return to:

ERNEST D. CHOUKALOS

2035 CALIFORNIA

KLAMATH FALLS, OR 97601

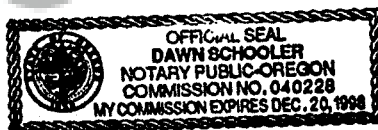


EXHIBIT "A" LEGAL DESCRIPTION

That portion of vacated Rio Street lying between California Avenue and the USBR "A" Canal right of way in 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, more particularly described as follows:

Beginning at the Southwest corner of Lot 1 in Block 80 of BUENA VISTA ADDITION, thence Northerly along the West right of way line of said Lot 1, 138.97 feet more or less to the Northwest corner thereof; thence Westerly along the North line of said Lot 1 if extended 60 feet more or less to the Northeast corner of Lot 8 in Block 79, BUENA VISTA ADDITION, thence Southerly along the East line of said Lot 8 in Block 79, 138.00 feet more or less to the Southeast corner of said Lot 8, thence Easterly along the South line of said Lot 8 if extended to the point of beginning.

TOGETHER WITH the Westerly 15 feet of Lot 1 in Block 80 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.

TOGETHER WITH that portion of vacated California Avenue which incurred 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 AmeriTitle the 16th day
of July A.D., 19 96 at 3:51 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 21169.

FEE \$35.00

By Bernetha G. Letsch, County Clerk