

MTC39370KR

WARRANTY DEED

JOHN N. BROOKS and LORI BROOKS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
LAWRENCE R. MONTEITH,

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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 4155 Pine Grove Rd., Klamath Falls, OR 97603

Dated this 1st day of October, 1996

John N. Brooks
JOHN N. BROOKS
Lori Brooks
LORI BROOKS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. September 10/1 1996

COUNTY OF KLAMATH

Personally appeared the above named

JOHN N. BROOKS & LORI BROOKS

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT39370-KR

Return to:

LAWRENCE R. MONTEITH
4155 Pine Grove Rd.
Klamath Falls, OR 97603

96 OCT -4 AM 12:28

31593

EXHIBIT 'A'
LEGAL DESCRIPTION**PARCEL 1:**

The Northeasterly 59 feet of Lots 22, 23, 24 and 25; the Southwesterly 56 feet of Lot 22 and the Southwesterly 56 feet of the Southeasterly 11 feet of Lot 23, all in Block 18, INDUSTRIAL 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.

PARCEL 2:

Lots 29, 28, 27 and 26; the Southwesterly 56 feet of Lots 25 and 24 and the Southwesterly 56 feet of the Northwesterly 14 feet of Lot 23, all in Block 18, INDUSTRIAL 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of October A.D., 19 96 at 11:28 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 31592

Bernetha G. Letsch
County Clerk

FEE \$35.00

By Kathleen Ross