

CK

26930

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Klamath First Federal Savings and Loan Association

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Monti's Construction, Inc.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 80 of BUENA VISTA ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a parcel of land situated in Lot 4 in Block 80, BUENA VISTA ADDITION, more particularly described as follows:

Beginning at the SE corner of said Lot 3, thence along the South line of said Lot 4 and along the arc of a 654.87 foot radius curve to the right (chord = South 87 degrees 59' 03" East 25.00 feet) 25.00 feet, thence North 03 degrees 06' 39" East 138.95 feet to the right of way of the "A" Canal. Thence along said right of way and the arc of a 795.25 foot radius curve to the left (chord = North 87 degrees 59' 44" West 30.30 feet) 30.30 feet to the NE corner of said Lot 3. Thence along the East line of said Lot 3 South 00 degrees 55' 24" West 138.95 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$12,500.00. THE WHOLE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$12,500.00.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of October, 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

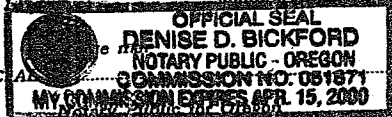
BY: Robert A. Tucker Vice President
BY: George L. Hall Senior Vice President

STATE OF OREGON, } ss.
County of _____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be his/her voluntary act and deed.

(OFFICIAL SEAL)



My commission expires:

STATE OF OREGON, County of Klamath,) ss.
October 16, 1996

Personally appeared Robert A. Tucker and George L. Hall, who, being duly sworn, each for himself and not one for the other, did say that the former is the Treasurer and that the latter is the

secretary of Klamath First Federal Savings and Loan Assn., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-15-2000

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

KFFS&L

GRANTOR'S NAME AND ADDRESS

Monti's Construction, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&L

540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of October, 1996, at 3:38 o'clock P.M., and recorded in book/reel/volume No. M96 on page 32955 or as fee/file/instrument/microfilm/reception No. 26930, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

Fee: \$30.00

By Kathleen Rose Deputy