



'96 OCT 24 P3:55

Vol. 196 Page 33743STATE OF OREGON,  
County of Klamath ss.

## WARRANTY DEED

Filed for record at request of:

ATC NO 03045346  
AFTER RECORDING RETURN TO:  
RAY W. ADDINGTON  
2054 CALIFORNIA AVENUE  
KLAMATH FALLS, OR. 97601

Aspen Title & Escrow  
on this 24th day of October A.D. 19 96  
at 3:55 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 33743

Bernetha G. Letsch County Clerk

By [Signature]

Fee. \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MONTI'S CONSTRUCTION, INC., hereinafter called GRANTOR(S),  
convey(s) to RAY W. ADDINGTON, A SINGLE PERSON, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of KLAMATH, State of Oregon, described as:

Lots 3 and 4, Block 121, BUENA VISTA ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.  
EXCEPTING THEREFROM the West 25.00 feet measured at right  
angles of Lot 3 in said Block 121.

CODE 1 MAP 3809-30AD TL 1000

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$103,900.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of OCTOBER, 1996.

MONTI'S CONSTRUCTION, INC.

BY: [Signature]BY: [Signature]

P.R.S.

TITLE: [Signature]TITLE: [Signature]

STATE OF OREGON, County of Klamath)ss.

On October 17, 1996, personally appeared  
Martin Monti and James Monti who  
acknowledged the foregoing instrument to be their voluntary  
act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: August 15, 2000.

