

WARRANTY DEED

MTC 39763 KA

FRANK PONTE and IRENE PONTE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
CHARLOTTE A. CLAUSON AS TO AN UNDIVIDED 1/2 INTEREST AND LARRY C. BRADY AND
JOAN L. BRADY, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST,
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 3 in Block 2 of THIRD ADDITION TO MONTMONT ACRES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. EXCEPTING THEREFROM the North 75 feet thereof.

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 \$ 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 1353 Klamath Falls OR 97601

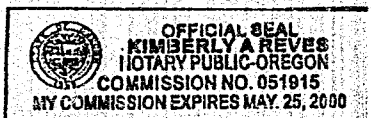
Dated this 27 day of November, 1996

Frank Ponte
FRANK PONTE

Irene Ponte
IRENE PONTE

STATE OF OREGON SS. November 27 19 96
COUNTY OF KLAMATH
Personally appeared the above named FRANK PONTE AND
IRENE PONTE

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/00

(seal)

ESCROW NO. MT39763-KA

Return to:

CHARLOTTE A. CLAUSON
P.O. Box 1353
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 24th day of December A.D., 19 96
at 11:33 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 39867
Bernetha G. Letsch, County Clerk
By Kathleen Rosen

Fee, \$30.00

Deputy.

96 DEC 24 AM 11:33