

35619

MTC 41076-MS Vol. 1997 Page 10348  
WARRANTY DEED

MONTI'S CONSTRUCTION, INC., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell and convey to:  
PEGGY R. REYNOLDS,

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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2095 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 8th day of April, 1997.

MONTI'S CONSTRUCTION, INC.

BY: [Signature] PRESIDENT

MARTIN I. MONTI

BY: [Signature] SECRETARY

JAMES J. MONTI

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on April 8, 1997

by Martin I. Monti and James J. Monti

as President and Secretary respectively

of Monti's Construction, Inc., an Oregon Corporation

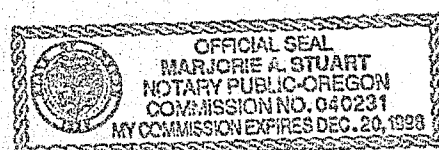
[Signature]  
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT41076-MS

Return to:

PEGGY R. REYNOLDS  
2095 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601



97 APR -8 AM 1:39

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in Lot 1 and unnumbered Lot in Block 79, BUENA VISTA ADDITION, to the City of Klamath Falls, more particularly described as follows:

Commencing at the SW Corner of said Lot 1, thence North 81 degrees 03' 50" East 25.00 feet to the "True Point of Beginning" of this description, thence North 8 degrees 56' 10" West 139.19 feet to the "A" Canal Right of Way. Thence along said Right of Way South 81 degrees 05' 31" West 166.17 feet to the Easterly Right of Way of California Avenue, thence along said Right of way South 54 degrees 19' 24" East 198.30 feet to the SW corner of said Lot 1, thence along the South line of said Lot 1, North 81 degrees 03' 50" East 25.00 feet to the "True Point of Beginning."

TOGETHER WITH that portion of vacated California Avenue that inured thereto by Ordinance #94-21 recorded August 26, 1994 in Volume M94, page 26775, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day  
of April A.D., 19 97 at 11:39 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 10348.

FEE \$35.00

Bernetha G. Leisch, County Clerk  
by Kathleen Ross