

35997

MTC 41073-MS  
WARRANTY DEED

Vol. 797 Page 11097

JAMES MONTI and MARTIN MONTI, as tenants in common,  
Grantor(s) hereby grant, bargain, sell and convey to:  
VICTOR C. PODOJIL and LADOMNA R. PODOJIL, husband and wife,  
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  
TAX ACCOUNT NO.: 3809-030AD-00802-000


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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2015 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 11th day of April, 19 97

  
JAMES MONTI

  
MARTIN MONTI

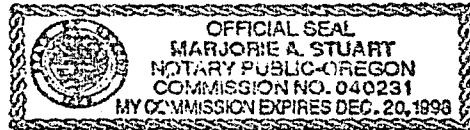
STATE OF Oregon

COUNTY OF Klamath

SS. April 11 19 97

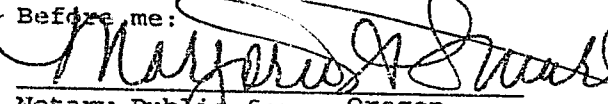
Personally appeared the above named James Monti and Martin Monti

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT41073-MS

Return to:  
VICTOR C. PODOJIL  
2015 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601

35

EXHIBIT "A"  
LEGAL DESCRIPTION

11098

Lot 5 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 4, thence along the South line of said Lot 4, thence along the South line of said Lot 4 and along the arc of a 654.87 foot radius curve to the left (chord = North 85 degrees 47' 49" West 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 right (chord = South 85 degrees 48' 43" East 30.30 feet) 30.30 feet to the NW corner of said Lot 5, thence along the West line of said Lot South 05 degrees 17' 55" West 138.96 feet to the point of beginning.

TOGETHER WITH that part of vacated California Avenue which attaches thereto by Ordinance #94-21 recorded August 26, 1994, in Volume M94, page 26775.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day  
of April A.D., 19 97 at 3:58 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 11097.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen R. Rasmussen