

50239

MTC 43085-MS  
WARRANTY DEED Vol. 1997 Page 40938

MONTI'S CONSTRUCTION, INC., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES L. WILKINSON and SUSAN J. WILKINSON, 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  
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 \$ 96,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2025 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 16th day of December, 19 97

MONTI'S CONSTRUCTION, INC.

BY: [Signature]

MARTIN I. MONTI

PRESIDENT

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on December 16, 19 97

by Martin I. Monti

as President

of Monti's Construction, Inc.

Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT43085-MS

Return to:

JAMES L. WILKINSON  
2025 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day  
of December A.D., 19 97 at 11:21 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 40938.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose