

NS

57007

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RAY & PHYLLIS MONTGOMERY
2120 KIMBERLY DR.
KLAMATH FALLS, OR 97603

IAN MONTGOMERY
1662 1/2 MANZANITA ST.
KLAMATH FALLS, OR 97601

After recording, return to: (Name, Address, Zip):

IAN MONTGOMERY
1662 1/2 MANZANITA ST.
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

IAN MONTGOMERY
1662 1/2 MANZANITA ST.
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 24th day
of April, 19 98, at
2:21 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
13693 and/or as fee/file/instru-
ment/microfilm/reception No. 57007,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Rossi, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RAY MONTGOMERY & PHYLLIS MONTGOMERY
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by IAN MONTGOMERY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in _____ County, State of Oregon, described as follows, to-wit:

PARCEL ONE

That portion of Lots 1, 2, Block 18, HOT SPRINGS ADDITION to the City of Klamath Falls, in
the County of Klamath, State of Oregon, lying southerly of a line drawn 90 feet south of and
parallel to the south line of Manzanita Street.

Code 1, Map 3809-29 DA TL 300

PARCEL TWO

Beginning at the Northwest corner of Lot 2, Block 18 of HOT SPRINGS ADDITION to the City
of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of said lot 2,
90 feet; thence Easterly parallel with Manzanita Street, 37 1/2 feet; thence Northwesterly at
right angles to Manzanita Street, 90 feet to the Southerly line of Manzanita Street; thence
Southwesterly along the Southerly line of Manzanita Street, 37 1/2 feet to the place of beginning,
in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that
grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ gift. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this _____ day of _____, 19____; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Ray Montgomery
Phyllis Montgomery

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 23, 1998

by Ray Montgomery & Phyllis Montgomery

This instrument was acknowledged before me on _____, 19____

by _____

as _____

of _____



OFFICIAL SEAL
K. LINVILLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 308611
MY COMMISSION EXPIRES JAN. 21, 2002

K. Linville
Notary Public for Oregon

My commission expires 1-21-02

30-04