

57822

Vol. 1298 Page 15603

WARRANTY DEED

MTC 1396-9079

KNOW ALL MEN BY THESE PRESENTS, that KLANATH RIVER ACRES OF OREGON, LTD., an Oregon corporation, herein called the Grantor, for the consideration herein stated, does herein warrant grant, bargain, sell and convey unto MARTIN MONTI AND VIOLET M. MONTI, husband and wife herein called the Grantee, and unto Grantee's heirs, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon described as follows, to wit:

Lot 20 in Block #6 of FOURTH ADDITION TO KLANATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

To have and to hold the same unto the said 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 those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,400.00 (fulfillment of Real Estate Contract recorded in Volume M78 at Page 6903, Microfilm Records of Klamath County, Oregon at which the original deed has been lost or misplaced.) However, the actual consideration consists of or includes other property or value given or promised is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of April, 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Klamath River Acres of Oregon, LTD.

By Begonia Ann

General Partner

State of
County of

Acknowledged before me on April 1, 1998, by
of Klamath RIVER Acres of Oregon, LTD.
acknowledged this instrument to be their voluntary act and deed.

Notary Public for

TAXES & AFTER RECORDING RETURN TO:

Martin Monti and Violet M. Monti

Klamath Falls, Oregon

Martin Monti

2076 California

17816 rights listed here

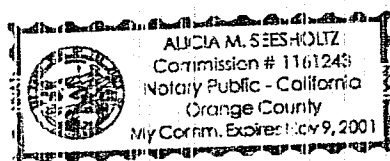
Klamath Falls Oregon 97601

WHERITIME has recorded this instrument by request as an accommodation only, and has not examined it for accuracy and sufficiency or as to its effect. Upon the title to any real property that may be described therein.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Orange
 on April 29, 1998 before me, Alicia M. Seesholtz, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Benjamin C. Harris
Name(s) of Signer(s)

Is personally known to me ~~OR~~ is proved to me on the basis of satisfactory evidence to be the person ~~or~~
 whose name ~~(s)~~ is subscribed to the within instrument
 and acknowledged to me that he ~~or she~~ they executed the
 same in his ~~or her~~ their authorized capacity ~~(ies)~~, and that by
 his ~~or her~~ their signature ~~(s)~~ on the instrument the person ~~(s)~~,
 or the entity upon behalf of which the person ~~(s)~~ acted,
 executed the instrument.



WITNESS my hand and official seal.

Alicia M. Seesholtz
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

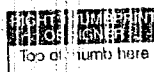
Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: None Number of Pages: 1
 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Benjamin C. Harris

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____



Signer Is Representing:

Klamath River
Acres of Oregon, LTD

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____



Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: is.

Filed for record at request of _____ Amer title _____ the 8th day
 of May A.D., 19 98 at 9:24 o'clock A. M., and duly recorded in Vol. M28
 of _____ Deeds on Page 15603
 By Bernetha G. Letsch, County Clerk
Kathleen Reed

FEE \$35.00
 20.00 Non-standard