

57822

Vol. 1198 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.

98 111 -0 A9-24

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 in 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 27, 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

Martin Monti 2076 California
Klamath Falls, Oregon 97601
17816 rights listed here

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

357-2-22-24

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

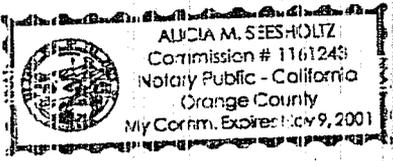
State of California

County of Orange

On April 29, 1998 before me, Alicia M. Seesholtz, Notary Public

personally appeared Benjamin C. Harris

is personally known to me OR I proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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's Name: _____

- 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 Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: _____

Filed for record at request of _____ at _____ o'clock _____ A. M., and duly recorded in Vol. M28 of _____ May _____ A.D., 1998 at _____ o'clock _____ A. M., and duly recorded in Vol. M28 on Page 15603

FEE \$35.00
20.00 Non-standard

By Kathleen Rose
Bernatha G. Letsch, County Clerk