

KNOW ALL MEN BY THESE PRESENTS, that the **JAMES J. MONTI and MARTIN I. MONTI**, Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto **MARTIN I. MONTI and JANET L. MONTI, husband and wife, and JAMES J. MONTI and DEBRA A. MONTI, husband and wife, each as to an undivided 1/2 interest**, herein called grantee, and unto grantee's heirs, successors 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, \$other than money

However, the actual consideration consists of or includes other property or value given or promised is the whole/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.

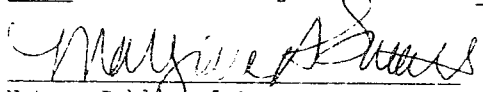
In Witness Whereof, the grantor has executed this instrument this 2nd day of APRIL, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.


JAMES J. MONTI

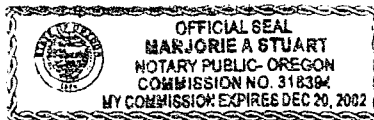

MARTIN I. MONTI

STATE OF OREGON, County of KLAMATH)) ss.

acknowledged before me on APRIL 2, 1999, by James J. Monti and Martin I. Monti, and acknowledged this to be their voluntary act and deed.


Notary Public of Oregon

My commission expires 12-20-02



AFTER RECORDING RETURN TO:

MARTIN I. MONTI, ET AL
150. OREGON AVENUE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 31 of TRACT 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

Lot 32 of TRACT 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

Lot 33 of TRACT 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

Lot 6 in Block 55, of LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

All of Lot 10 and a portion of Lot 11 in Block 121 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the SE corner of said Lot 10, thence along the South line of said Lot 11 South 88 degrees 33' 49" East 9.84 feet, thence North 09 degrees 17' 22" East 153.70 feet to the North line of said Lot 11, thence along said North line of Lot 11 and the arc of a 574.87 foot radius curve to the left (chord = North 81 degrees 22' 31" West 13.34 feet) 13.34 feet to the NE corner of said Lot 10, thence along the East line of said Lot 10 South 07 degrees 57' 36" West 154.93 feet to the point of beginning. ✓

AND

A tract of land being a portion of Lot 14, Block 121, of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Said Lot 14, excepting therefrom the northerly 2.00 feet. ✓

AND

Lots 5 and 6 in Block 16 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

A tract of land being Lot 13 and a portion of Lot 14, Block 121 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: ✓

Said Lot 13 and the Northerly 2.00 feet of said Lot 14.

AND

Lot 6 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Oregon Avenue adjoining the Northerly side of said lots. ✓

AND

EXHIBIT "A"
LEGAL DESCRIPTION
- CONTINUED -

12986

Lot 5 in Block 55, of LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

Lot 4 in Block 55, of LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

All of Lot 3 and the Westerly 25.00 feet of Lot 4, Block 79, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓

AND

A tract of land being a portion of Lot 12 and vacated Thrall Street, Block 121 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon. more particularly described as follows:

Commencing at the Southwest corner of said Lot 12; thence South 88 degrees 33' 49" East 20.37 feet to the "true point of beginning" of this description; thence North 15 degrees 36' 08" East 144.57 feet to the North line of said Lot 12; thence along said North line of Lot 12 on the arc of a 574.87 foot radius curve to the right (chord = South 72 degrees 44' 14" East 33.32 feet) 33.32 feet to the Northeast corner of said Lot 12; thence along the South line of California Avenue on the arc of a 574.87 foot radius curve to the right (chord = South 69 degrees 34' 52" East 30.01 feet) 30.02 feet to the center line of Thrall Street; thence along said center line of Thrall Street South 21 degrees 59' 20" West 140.82 feet; thence North 68 degrees 00' 40" West 30.00 feet to the Westerly line of said Thrall Street and the Southeast corner of said Lot 12; thence along the South line of said Lot 12 North 88 degrees 33' 49" West 18.29 feet to the true point of beginning.

TOGETHER WITH the Easterly 2.00 feet of the following described tract of land, being parcel 2004 as shown on record of Survey 5053.

A parcel of land situated in Lot 11 and Lot 12 in Block 121, BUENA VISTA ADDITION, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11; thence along the South line of said Lot 12 South 88 degrees 33' 49" East 20.37 feet; thence North 15 degrees 36' 08" East 144.57 feet to the North line of said Lot 12; thence along said North line of Lot 12 on the arc of a 574.87 foot radius curve to the left (chord = North 75 degrees 43' 38" West 26.68 feet) 26.68 feet to the Northeast corner of said Lot 11; thence along the North line of said Lot 11 on the arc of a 574.87 foot radius curve to the left (chord = North 78 degrees 53' 01" West 36.66 feet) 36.66 feet; thence South 09 degrees 17' 22" West 153.70 feet to the South line of said Lot 11, thence along the South line of said Lot 11 South 88 degrees 33' 49" East 27.39 feet to the point of beginning. ✓

AND

- Continued -

EXHIBIT "A"
LEGAL DESCRIPTION
-CONTINUED-

12987

A parcel of land situated in Lot 11 and Lot 12 in Block 121, BUENA VISTA ADDITION, shown as Parcel 2004 by recorded Survey 5053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the SE corner of said Lot 11, thence along the South line of said Lot 12 South 38 degrees 33' 49" East 20.37 feet, thence North 15 degrees 35' 18" East 144.57 feet to the North line of said Lot 12, thence along said North line of Lot 11 on the arc of a 574.87 foot radius curve to the left (chord = North 75 degrees 40' 38" West 26.68 feet) 26.68 feet to the NE corner of said Lot 11, thence along the North line of said Lot 11 on the arc of a 574.87 foot radius curve to the left (chord = North 78 degrees 53' 01" West 36.66 feet) 36.66 feet, thence South 69 degrees 17' 22" West 153.70 feet to the South line of said Lot 11, thence along the South line of said Lot 11 South 88 degrees 33' 49" East 27.39 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 2 feet of the above described parcel.

AND

Lot 2, Block 58, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

Lots 6 and 7, Block 24 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

Lot 7 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Oregon Avenue adjoining the Northerly side of said lots.

*** END ***

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Amerititle the 12th day
of April A.D. 1999 at 11:49 o'clock A. M. and duly recorded in Vol. M99
of Deeds on Page 12984

FEE \$45.00

Linda Smith, County Clerk

by Kathleen Rosa