

1999 OCT 14 PM 3:45

MTC 49187-MS
WARRANTY DEED

Vol M99 Page 40920

MONTI'S CONSTRUCTION, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANDREW CRAIG KRUSE and SUE ELLEN ROTH, 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:

LOT 27 OF OLD FORT ESTATES, TRACT 1327, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

TAX ACCOUNT NO.: 3809-028DC-14900

MAP/TAX LOT: 884755

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 113,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 242 ANGELA COURT, KLAMATH FALLS, OR 97601

Dated this 11th day of October, 1999

MONTI'S CONSTRUCTION, INC.

BY:

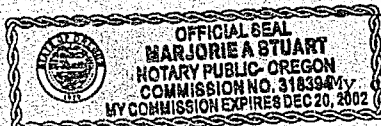
MARTIN I. MONTI, PRESIDENT

BY:

JAMES J. MONTI, VICE PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 11, 1999 by
MARTIN I. MONTI AND JAMES J. MONTI, PRESIDENT AND VICE PRESIDENT RESPECTIVELY
OF MONTI'S CONSTRUCTION, INC. AN OREGON CORPORATION..



Marjorie A. Stuart
(Notary Public for Oregon)

Commission expires 12-20-02

ESCROW NO. MT49187-MS

Return to:

ANDREW CRAIG KRUSE
242 ANGELA COURT
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/14/99, at 3:45 p.m.
In Vol. M99 Page 40920
Linda Smith,
County Clerk Fee \$ 30.00

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