

1999 OCT 26 AM 11:29

MTC 49186-MS
WARRANTY DEED

Vol M99 Page 42679

MONTI'S CONSTRUCTION, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GEOFFREY A. HITCHMAN and JEANETTE A. HITCHMAN, 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 2 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-12400-000

MAP/TAX LOT: 884731

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 99,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2221 JAMES MARTIN COURT, KLAMATH FALLS, OR 97601

Dated this 22nd day of October, 1999

MONTI'S CONSTRUCTION, INC.

BY: Martin I. Monti
MARTIN I. MONTI, PRESIDENT

BY: James J. Monti
JAMES J. MONTI, VICE-PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on october 22, 1999 by
MARTIN I. MONTI, AS PRESIDENT AND JAMES J. MONTI, AS VICE-PRESIDENT OF MONTI'S
CONSTRUCTION, INC., AN OREGON CORPORATION.

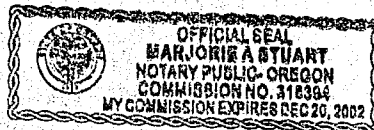
Margaret A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49186-MS

Return to:

GEOFFREY A. HITCHMAN
2221 JAMES MARTIN COURT
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 10/26/99, at 11:24 a.m.
In Vol. M99 Page 42679
Linda Smith,
County Clerk Fee \$ 30.00