

1999 NOV 15 PM 3:42

WARRANTY DEED

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GARY WAYNE MONTGOMERY and LORI SUE MONTGOMERY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DANNY CAPACETTI and MARGARITA CAPACETTI, 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 54 IN BLOCK 3 OF TRACT 1064 - FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-014CA-13400-000

573454

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 103,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5116 ANKENY STREET, KLAMATH FALLS, OR 97603

Dated this 11th day of November, 1999.

Gary Wayne Montgomery
GARY WAYNE MONTGOMERY
BY: Lori Sue Montgomery
LORI SUE MONTGOMERY, HIS ATTORNEY
IN FACT

Lori Sue Montgomery
LORI SUE MONTGOMERY

State of Oregon
County of KLAMATH

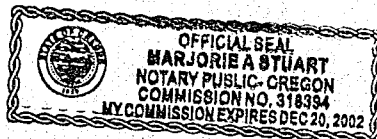
This instrument was acknowledged before me on November 11, 1999 by LORI SUE MONTGOMERY, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR GARY WAYNE MONTGOMERY.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49336-MS

Return to:
DANNY CAPACETTI
5116 ANKENY STREET
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 11/15/99, at 3:42 p.m.
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Linda Smith,
County Clerk Fee \$ 30⁰⁰

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