

200 MAR 16 AM 11:19

MTC 50213-MS
WARRANTY DEED

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MARTIN I. MONTI and JANET L. MONTI, as tenants by the entirety as to an undivided 50% interest, and JAMES J. MONTI and DEBRA A. MONTI, as tenants by the entirety, as to an undivided 50% interest,

Grantor(s), hereby grant, bargain, sell and convey to:

RICHARD D. BLACKARD

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 51 AND THE SOUTH 20 FEET OF LOT 52-B OF LAKESHORE GARDENS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON**

3808-025BD-02000-000 423866

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 **\$ 119,900.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1607 Lakeshore Drive, Klamath Falls, OR 97601

Dated this 10th day of March, 2000.

SEE SIGNATURE PAGE ATTACHED
HERETO AND MADE A PART HEREOF

ESCROW #50432-MS

AFTER RECORDING RETURN TO:

Richard D. Blackard
1607 Lakeshore Drive
Klamath Falls, OR 97601

26.00
m

EXHIBIT "B"
SIGNATURE PAGE

Martin I. Monti
MARTIN I. MONTI

BY Janet L. Monti
JANET L. MONTI, HIS ATTORNEY IN FACT

Janet L. Monti
JANET L. MONTI

James J. Monti
JAMES J. MONTI

BY Debra A. Monti
DEBRA A. MONTI, HIS ATTORNEY IN FACT

Debra A. Monti
DEBRA A. MONTI

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

State of Oregon, County of Klamath
Recorded 3/16/00, at 11:19 a.m.
In Vol. M00 Page 8526
Linda Smith,
County Clerk Fee\$ 26.00

STATE OF Oregon SS. March 10, 2000
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this March 10,
2000 by Janet L. Monti and Debra A. Monti, individually and
as attorney in fact on behalf of Martin I. Monti and
James J. Monti, respectively

WITNESS My hand and official seal.

(seal)

Marjorie A. Stuart
Notary Public
State of Oregon
My Commission expires: 12-20-02

