

2001 JAN 16 AM 11:19

mtc 52302-ms
WARRANTY DEED

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MONTI'S CONSTRUCTION, INC.,

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

DAYMOND E. MONTEITH and CHERI M. MONTEITH, 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 19 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

3809-028DC-14100-000

884748

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 122,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 209 ANGELA COURT, KLAMATH FALLS, OR 97601

Dated this 11th day of January, 2001.

MONTI'S CONSTRUCTION, INC.

BY: [Signature]
MARTIN I. MONTI, PRESIDENT

BY: [Signature]
JAMES J. MONTI, SECRETARY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11 2001 by MARTIN I. MONTI AND JAMES J. MONTI, AS PRESIDENT AND SECRETARY RESPECTIVELY OF MONTI'S CONSTRUCTION, AN OREGON CORPORATION.

[Signature]
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52302-MS

Return to:

DAYMOND E. MONTEITH
209 ANGELA COURT
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 01/16/01, at 11:19a m.
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Linda Smith,
County Clerk Fee \$ 21.00