

01 OCT 10 PM 3:10

MT 55028-MS
WARRANTY DEED

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MONTI'S CONSTRUCTION, INC. AN OREGON CORPORATION,

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

MARCUS TIMMONS and DIANA M. TIMMONS, 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 23 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.

3809-028DC-14500-000

884752

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: P.O. BOX 8157, KLAMATH FALLS, OR 97602

Dated this 10th day of Oct, 2001

MONTI'S CONSTRUCTION, INC. AN OREGON CORPORATION

BY:

MARTIN I. MONTI, PRESIDENT

BY:

JAMES J. MONTI, SECRETARY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2001 by MARTIN I. MONTI, AS PRESIDENT AND JAMES J. MONTI, AS SECRETARY OF MONTI'S CONSTRUCTION, INC., AN OREGON CORPORATION.

(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT55028-MS

Return to:

MARCUS TIMMONS

P.O. BOX 8157

KLAMATH FALLS, OR 97602



State of Oregon, County of Klamath
Recorded 10/10/01 at 3:10 p. m.
In Vol. M01 Page 51700
Linda Smith,
County Clerk Fee\$ 111.00