

'02 MAY 10 AM 10:59



THIS SPACE RESERVED FOR RECORDER'S USE

MT 57057-MS

Vol M02 Page 27954

After recording return to:

CHRISTOPHER R. MONTENARO

2338 JAMES MARTIN COURT

KLAMATH FALLS, OR 97601

Until a change is requested all  
tax statements shall be sent to  
the following address:

CHRISTOPHER R. MONTENARO

2338 JAMES MARTIN COURT

KLAMATH FALLS, OR 97601

Escrow No. MT57057-MS

Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 05/10/2002 10:59 A.M.  
Vol M02, Pg 27954  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

MONTI'S CONSTRUCTION, INC.,

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

**CHRISTOPHER R. MONTENARO**

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 10 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-13200-000**

**884739**

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.

The true and actual consideration for this conveyance is \$ **120,000.00.**

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.

Dated this 9th day of May, 2002.

MONTI'S CONSTRUCTION, INC.

BY: \_\_\_\_\_

MARTIN I. MONTI, PRESIDENT

BY: \_\_\_\_\_

JAMES J. MONTI, SECRETARY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 9, 2002 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

