

'02 MAY 10 AM 10:59



THIS SPACE RESERVED FOR RECORDER'S USE

MTZ 57057-MS

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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: [Signature]
MARTIN I. MONTI, PRESIDENT

BY: [Signature]
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.

[Signature]
(Notary Public for Oregon)

My commission expires 12-20-02

