



MT 57416-MS

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

EMILY A. SHEAHAN
2316 JAMES MARTIN COURT
KLAMATH FALLS, OR 97601

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

EMILY A. SHEAHAN
2316 JAMES MARTIN COURT
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 07/24/2002 3:10 p.m.
Vol M02, Pg 41895
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT57416-MS
Title No. _____

'02 JUL 24 PM 3:10

WARRANTY DEED

MONTI'S CONSTRUCTION, INC., an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **EMILY A. SHEAHAN**

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 14, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3809-028DC-13600-000 884743

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 \$ 132,500.00.

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 22nd day of July, 2002.

MONTI'S CONSTRUCTION, INC.
BY: [Signature]
MARTIN I. MONTI, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 22, 2002 by MARTIN I. MONTI AS PRESIDENT OF MONTI'S CONSTRUCTION, INC. AN OREGON CORPORATION.

[Signature]
(Notary Public for Oregon)



My Commission expires 12-20-02