

MTZ 58145 - ms

THIS SPACE RESERVED FOR RECORDER'S USE



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After recording return to:

CHARLES MEARS
326 BUTTERFLY LANE, APT #H-6
SANTA ROSA, CA 95407

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

CHARLES MEARS
326 BUTTERFLY LANE, APT #H-6
SANTA ROSA, CA 95407

Escrow No. MT58145-MS
Title No. _____

State of Oregon, County of Klamath
Recorded 09/30/2002 2:12 p m.
Vol M02, Pg 55536
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

'02 SEP 30 PM3:12

WARRANTY DEED

MARTIN I. MONTI AND JANET L. MONTI, HUSBAND AND WIFE AND JAMES J. MONTI AND DEBRA A. MONTI, HUSBAND AND WIFE, EACH AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: CHARLES MEARS and LISA MEARS, 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 2, Block 58, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3809-029BC-01300-000 211434

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 \$ 137,000.00.

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 26th day of September, 2002

[Signature]
MARTIN I. MONTI
[Signature]
JANET L. MONTI
[Signature]
JAMES J. MONTI
[Signature]
DEBRA A. MONTI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 26, 2002 by MARTIN I. MONTI AND JANET L. MONTI AND JAMES J. MONTI AND DEBRA A. MONTI.

[Signature]
(Notary Public for Oregon)



My commission expires 12-20-02

21.00 M