

'03 APR 2 PM3:04



MTZ 60495-M

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARTIN I. MONTI

1504 OREGON AVE.

KLAMATH FALLS, OR 97601

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

MARTIN I. MONTI

1504 OREGON AVE.

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 04/02/2003 3:04 p.m.

Vol M03 Pg 20154

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT60495-MS

WARRANTY DEED

SHEILA M. HUNT, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARTIN I. MONTI and JAMES J. MONTI, each as to an undivided $\frac{1}{4}$ interest, as tenants in
common, 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 16 of TRACT 1327, OLD FORT ESTATES, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

884745

3809-028DC-13800

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 \$127,500.00.

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 1st day of April, 2003.

Sheila M. Hunt
SHEILA M. HUNT

State of Oregon
County of

This instrument was acknowledged before me on April 1st 2003 by SHEILA M.
HUNT.

Kamille Hicks
Notary Public for Oregon

My commission expires 11-28-05

