

03 APR 22 AM 11:02

THIS SPACE RESERVED FOR RECORDER'S USE

MTC-60641 MS

After recording return to:

WILLIAM D. PENNINGTON
92134 WATER USCRS LANE
LAKEVIEW, OR 97630

Vol M03 Page 25655

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

WILLIAM D. PENNINGTON
92134 WATER USCRS LANE
LAKEVIEW, OR 97630

State of Oregon, County of Klamath
Recorded 04/22/2003 11:02 a m.
Vol M03 Pg 25655-56
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Escrow No. MT60641-MS

WARRANTY DEED

MARTIN I. MONTI and JANET L. MONTI, AS TENANTS BY THE ENTIRETY and JAMES J. MONTI and DEBRA A. MONTI, AS TENANTS BY THE ENTIRETY, EACH AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM D. PENNINGTON AND BECKY J. PENNINGTON, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

875600	3809-030AD-01007-000
875599	3809-030AD-01006-000
877869	3809-030AD-01009-000
875601	3809-030AD-01008-000

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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

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 21st day of April, 2003

MARTIN I. MONTI

JAMES J. MONTI

JANET L. MONTI

DEBRA A. MONTI

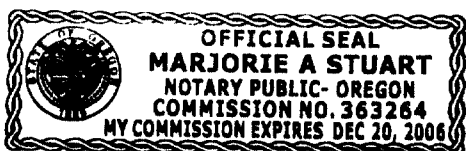
STATE OF Oregon

ss. April 21, 2003

COUNTY OF Klamath

Personally appeared the above named MARTIN I. MONTI and JANET L. MONTI and JAMES J. MONTI and DEBRA A. MONTI and acknowledged the foregoing instrument to be THEIR voluntary act.

(seal)



Before me:

Notary Public for OREGON

My commission expires 12-20-06

24.00 M

EXHIBIT "A"
LEGAL DESCRIPTION

25656

Parcel 1:

A tract of land being a portion of Lot 12 and vacated Thrall Street, Block 121 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 12; thence South 88 degrees 33' 49" East 20.37 feet to the "true point of beginning" of this description; thence North 15 ° 36' 08" East 144.57 feet to the North line of said Lot 12; thence along said North line of Lot 12 on the arc of a 574.87 foot radius curve to the right (chord = South 72 degrees 44' 14" East 33.32 feet) 33.32 feet to the Northeast corner of said Lot 12; thence along the South line of California Avenue on the arc of a 574.87 foot radius curve to the right (chord = South 69 degrees 34' 52" East 30.01 feet) 30.02 feet to the center line of Thrall Street; thence along said center line of Thrall Street South 21 degrees 59' 20" West 140.82 feet; thence North 68 degrees 00' 40" West 30.00 feet to the Westerly line of said Thrall Street and the Southeast corner of said Lot 12; thence along the South line of said Lot 12 North 88 degrees 33' 49" West 18.29 feet to the true point of beginning.

TOGETHER WITH the Easterly 2.00 feet of the following described tract of land, being parcel 2004 as shown on record of Survey 5053.

A parcel of land situated in Lot 11 and Lot 12 in Block 121, BUENA VISTA ADDITION, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11; thence along the South line of said Lot 12 South 88 degrees 33' 49" East 20.37 feet; thence North 15 degrees 36' 08" East 144.57 feet to the North line of said Lot 12; thence along said North line of Lot 12 on the arc of a 574.87 foot radius curve to the left (chord = North 75 degrees 43' 38" West 26.68 feet) 26.68 feet to the Northeast corner of said Lot 11; thence along the North line of said Lot 11 on the arc of a 574.87 foot radius curve to the left (chord = North 78 ° 53' 01" West 36.66 feet) 36.66 feet; thence South 09 degrees 17' 22" West 153.70 feet to the South line of said Lot 11; thence along the South line of said Lot 11 South 88 ° 33' 49" East 27.39 feet to the point of beginning.

Parcel 2:

A parcel of land situated in Lot 11 and Lot 12 in Block 121, BUENA VISTA ADDITION, shown as Parcel 2004 by recorded Survey 5053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11, thence along the South line of said Lot 12 South 88 degrees 33' 49" East 20.37 feet, thence North 15 degrees 36' 08" East 144.57 feet to the North line of said Lot 12, thence along said North line of Lot 12 on the arc of a 574.87 foot radius curve to the left (chord = North 75 degrees 43' 38" West 26.68 feet) 26.68 feet to the Northeast corner of said Lot 11, thence along the North line of said Lot 11 on the arc of a 574.87 foot radius curve to the left (chord = North 78 degrees 53' 01" West 36.66 feet) 36.66 feet, thence South 09 degrees 17' 22" West 153.70 feet to the South line of said Lot 11, thence along the South line of said Lot 11 South 88 degrees 33' 49" East 27.39 feet to the point of beginning.

(legal description continued)

EXCEPTING THEREFROM the Easterly 2 feet of the above described parcel.

Parcel 3:

A tract of land being a portion of Lot 14, Block 121, of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Said Lot 14, EXCEPTING THEREFROM the Northerly 2.00 feet.

Parcel 4:

A tract of land being Lot 13 and a portion of Lot 14, Block 121 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Said Lot 13 and the Northerly 2.00 feet of said Lot 14.