



MT 60796-MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 CHRISTOPHER MONTENARO
 P.O. BOX 822
 KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 05/15/2003 3:11 p m.
 Vol M03 Pg 32905
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

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

CHRISTOPHER MONTENARO
 P.O. BOX 822
 KLAMATH FALLS, OR 97601

Escrow No. MT60796-MS

'03 MAY 15 PM3:11

WARRANTY DEED

MARY LOU STAUFFER, WHO ACQUIRED TITLE AS MARY LOU ANGRIMSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 CHRISTOPHER MONTENARO and DENISE MONTENARO, 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 3 in Block 17, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

488305

3907-025D0-03800

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 \$128,400.00.

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 13th day of May, 2003

Mary Lou Stauffer
 MARY LOU STAUFFER

State of Oregon
 County of LANE

This instrument was acknowledged before me on May 13th 2003 by MARY LOU STAUFFER.

Sarah Kelly
 (Notary Public for Oregon)

My commission expires

NOV 18, 2003