

03 OCT 13 AM 11:23

MT- 62764 MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RICKIE R. BEER
P.O. BOX 84
COYOTE, NM 87012

State of Oregon, County of Klamath
Recorded 10/13/03 11:23 a.m
Vol M03 Pg 76003
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

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

RICKIE R. BEER
P.O. BOX 84
COYOTE, NM 87012

Escrow No. MT62764-MS

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 RICKIE R. BEER and SUSAN R. BEER, as tenants by the entirety, 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 4 in Block 55, of LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-029BA-00800-000 Key No.: 185221
185221 3809-029BA-00800

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$101,000.00.

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 13th day of Oct, 2003

[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 10/9/03 by MARTIN I. MONTI, JANET L. MONTI, JAMES J. MONTI and DEBRA A. MONTI.

[Signature]
(Notary Public for Oregon)



My commission expires 12/20/06

21.00