mTT- USVYOMS



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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath Recorded 07/15/2004 3 : 12 P m After recording return to: Vol M04 Pg 46 37 6-77 Rachel D. Fisher Linda Smith, County Clerk 2081 California Avenue Fee \$ <u>26.00</u> # of Pgs Klamath Falls, OR 97601 Until a change is requested all tax statements shall be sent to The following address: Rachel D. Fisher 2081 California Avenue Klamath Falls, OR 97601 MT65640-MS Escrow No.

STATUTORY 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 convey and warrant to Rachel D. Fisher, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$135,000.00.

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 Martin 1. Monti Janet L. Monti State of Oregon County of KLAMATH

2004 by Martin I. Monti and Janet L. Monti and James J. This instrument was acknowledged before me on Monti and Debra A. Monti.

OFFICIAL SEAL

MARJORIE A STUART

NOTARY PUBLIC- OREGON

COMMISSION NO. 363264

MY COMMISSION EXPIRES DEC 20, 2006

(Notary Public for Oregon)

My commission expires

EXHIBIT "A" LEGAL DESCRIPTION

All of Lot 3 and the Westerly 25.00 feet of Lot 4, Block 79, BUENA VISTA 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:

3809-030AC-00603-000

Key No:

874460

