

04 JUL 26 PM 3:04

MTC-65855 MS



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THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 07/26/004 3:04 p m
Vol M04 Pg 48876
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Kevin Leighty
10734 Kincheloe Avenue
Klamath Falls, OR 97603

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

Kevin Leighty
10734 Kincheloe Avenue
Klamath Falls, OR 97603

Escrow No. MT65855-MS

STATUTORY WARRANTY DEED

Mario E. Montiel and Caroline D. Montiel, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kevin Leighty and Marion Leighty, as tenants by the entirety, 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:

Unit 10734 (Kincheloe Avenue), TRACT 1365, FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-80086-000 Key No: 886014

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 \$89,900.00.

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 22 day of July, 2004 ^{Dated} 23 ^{this} July 2004
Mario E. Montiel Caroline D. Montiel
Mario E. Montiel Caroline D. Montiel

Caroline D. Montiel
State of Colorado
County of Arapahoe

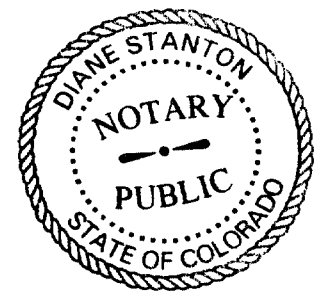
State of Colorado
County of Lasimer

This instrument was acknowledged before me on 7-22, 2004 by Mario E. Montiel and Caroline D. Montiel.

M. Parker
(Notary Public)

Diane Stanton
Notary Public
6-12-05
my commission exp.

My commission expires September 25, 2005
My Commission Expires



2/00
an