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mtc-68635 KR

Vol M05 Page 26899

State of Oregon, County of Klamath
Recorded 04/18/2005 3:03 p m
Vol M05 Pg 26899-01
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Martin I. Monti & Janet L. Monti
1804 Oregon Avenue
Klamath Falls, OR 97601

1. Name(s) of the Transaction(s):

WARRANTY DEED - STATUTORY FORM

2. Direct Party (Grantor):

GARY L. MICHENER and DEBRA S. MICHENER, husband and wife

3. Indirect Party (Grantee):

MARTIN I. MONTI and JANET L. MONTI, husband and wife

4. True and Actual Consideration Paid:

\$57,044.96

5. Legal Description:

Tax Account #3808-025DA-03001 Key #17056
See attached Exhibit "A" for legal description

3/60
AMC

GRANTOR NAME AND ADDRESS _____
GRANTEE NAME AND ADDRESS _____
AFTER RECORDING RETURN TO _____
SEND TAX STATEMENTS TO _____

WARRANTY DEED - STATUTORY FORM

GARY L. MICHENER and DEBRA S. MICHENER, Husband and Wife, Grantors, convey and warrant to **MARTIN I. MONTI and JANET L. MONTI, Husband and Wife**, Grantees, the following described real property, free of encumbrances except as specifically set forth herein, such real property being civilly described as 879 Lakeshore Drive, Klamath Falls, Klamath County, Oregon, and legally described as follows, to-wit:

SEE LEGAL DESCRIPTION SET FORTH ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

Grantor is the owner of the above-described property free of all encumbrances except: Regulations, including levies, liens, assessments, water and irrigation rights, rights of way, easements and easements for ditches and canals; and Trust Deed, including the terms and provisions thereof, described as follows:

Grantor: Gary L. Michener and Debra S. Michener
Trustee: William L. Sisemore
Beneficiary: Klamath First Federal Savings and Loan
Recorded the 12th day of May, 1993
Volume M-93 at page 10588

which Trust Deed the Grantee herein agrees to assume and to pay according to the terms contained therein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$57,044.96.

DATED this 16th day of November, 2001.

Gary L. Michener
Gary L. Michener

Debra S. Michener
Debra S. Michener

JACKSON
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Nov 16th 2001,
by GARY L. MICHENER AND DEBRA S. MICHENER.

Debby Wilkinson
NOTARY PUBLIC FOR OREGON

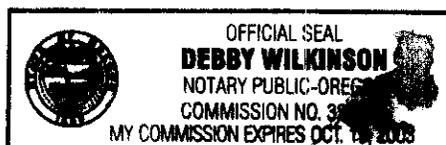


EXHIBIT A LEGAL DESCRIPTION

A tract of land situated in Lot 11 of LAKESHORE GARDENS, a duly recorded subdivision. Said tract being in the NE1/4 SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; thence South 68 degrees 11' West 100.10 feet to the Northerly corner common to Lot 12 and said Lot 11; thence South 15 degrees 00' East along the lot line common to said Lots 11 and 12, 125.00 feet to a 1 inch pipe marking the Southeasterly corner of the tract of land described in Deed Volume 316, Page 626, of the Klamath County Deed Records; thence North 67 degrees 29' 10" East 105.64 feet to a point on the Easterly boundary of said Lot 11, said point being North 17 degrees 30' 00" West 118.47 feet from the Southeast corner of said Lot 11; thence North 17 degrees 30' 00" West 121.14 feet, more or less, to the point of beginning.