

05 APR 18 PM 3:03



MT- 68635 KR

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State of Oregon, County of Klamath
Recorded 04/18/2005 3:03 p m
Vol M05 Pg 26902
Linda Smith, County Clerk
THIS SPACE RE: Fee \$ 21.00 # of Pgs 1

After recording return to:

Dana N. Buchanan

879 Lakeshore Drive

Klamath Falls, OR 97601

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

Dana N. Buchanan

879 Lakeshore Drive

Klamath Falls, OR 97601

Escrow No. MT68635-KR

STATUTORY WARRANTY DEED

Martin I. Monti and Janet L. Monti, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Dana N. Buchanan**, 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:

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° 11' West 100.10 feet to the Northerly corner common to Lot 12 and said Lot 11; thence South 15° 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° 29' 10" East 105.64 feet to a point on the Easterly boundary of said Lot 11, said point being North 17° 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.

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 **\$100,000.00**.

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 18th day of April, 2005

Martin I. Monti

Janet L. Monti



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18, 2005 by Martin I. Monti and Janet L. Monti.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/10 AM