

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MARIE
Lois Montgomery
13881 Shamrock Ln
Klamath Falls, OR 97603
Grantor's Name and Address

RALPH LAO
13881 Shamrock Ln
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Lois Montgomery
P.O. Box 119
Keno, OR 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Lois Montgomery - LAO
RALPH LAO
P.O. Box 119
Keno, OR 97627

2006-021390

Klamath County, Oregon



00007113200600213900020020

10/25/2006 08:25:59 AM

Fee: \$26.00

SPACE

RECO

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Lois M. Montgomery

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lois M. Montgomery
LAO + RALPH LAO Husband + WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 1.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 24, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

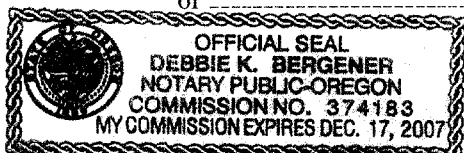
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Lois M. Montgomery - Lao
Lois M. Montgomery

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 24, 2006,
by Lois M. Montgomery - Lao

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.



Debbie K. Bergener
Notary Public for Oregon
My commission expires 12-17-2007

EXHIBIT A

A PARCEL OF LAND SITUATED IN LOT 3, BLOCK 4, TRACT 1083-CEDAR TRAILS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 4; THENCE SOUTH 69 DEGREES 59 MINUTES 42 SECONDS EAST 294.43 FEET ALONG THE SOUTH LINE OF LOT 3, BLOCK 4, TO A 5/8 INCH IRON PIN; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT (SOUTH 20 DEGREES 09 MINUTES 43 SECONDS L.C. "SOUTH 80 DEGREES 19 MINUTES 02 SECONDS EAST 59.52 FEET) 59.82 FEET TO A 5/8 INCH IRON PIPE PIN ON THE SOUTH LINE OF LOT 3, BLOCK 4; THENCE NORTH 0 DEGREES 51 MINUTES 14 SECONDS WEST 421.56 FEET TO A 1/2 INCH IRON PIN ON THE NORTH LINE OF LOT 3, BLOCK 4; THENCE SOUTH 89 DEGREES 43 MINUTES 10 SECONDS WEST 328.83 FEET ALONG THE NORTH LINE OF LOT 3, BLOCK 4, TO A 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 3, BLOCK 4; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS WEST 309.34 FEET ALONG THE WEST LINE OF LOT 3, BLOCK 4, TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON.

Permanent Parcel Number: R624505
LOIS MARIE MONTGOMERY

13881 SHAMROCK LANE, KLAMATH FALLS OR 97603
Loan Reference Number : 656063621/5652638
First American Order No: 9724913
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

 MONTGOMERY
9724913

FIRST AMERICAN LENDERS ADVANTAGE
DEED OF TRUST

