

2008-004873

Klamath County, Oregon



00043567200800048730010013

04/02/2008 03:11:20 PM

Fee: \$21.00

After Recording Return to:

MARTIN I MONTI

1225 N. Adams St  
Klamath Falls, Or. 97601Until a change is requested all tax statements  
shall be sent to the following address:

MARTIN I MONTI

Same as above

ATE = 65570-MS

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **JAMES J. MONTI**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MARTIN I MONTI**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **KLAMATH COUNTY**, State of Oregon, described as follows, to-wit:

Lot 7, Block 2, Dixon Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 380-9-028DC TL 00303 KEY #892519

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

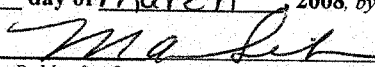
In Witness Whereof, the grantor has executed this instrument March 29, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

  
 JAMES J. MONTI

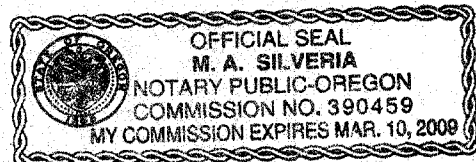
STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this  
 31 day of March, 2008, by d James J. Monti

  
 Notary Public for Oregon

My commission expires: 3/10/09



BARGAIN AND SALE DEED  
 JAMES J. MONTI, as grantor  
 and  
 MARTIN I MONTI, as grantee

This document is recorded at the request of:  
 Aspen Title & Escrow, Inc.  
 525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 65570MS

#21-A