

OA

59993

WARRANTY DEED

Vol. M86 Page 5787KNOW ALL MEN BY THESE PRESENTS, That JAMES A. ROSS, JR.hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HARRY H. BROWN, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 665 Block 116 MILLS ADDITION

This Deed is being recorded as the Warranty Deed dated April 7, 1986, recorded in
Volume M86, page 5694, was recorded incorrectly.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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

And said grantor hereby covenants to and with said 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

and that

grantor will warrant and forever defend the said 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 \$to clear title.However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols if not applicable, should be deleted. See ORS 93.030.)In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this 8th day of April, 19 86;
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.THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.Lucéal M. Ross, attorney-in-fact for
LUCEAL M. ROSS as attorney-in-fact for
JAMES A. ROSS, JR.

STATE OF OREGON,

County of KlamathApril 8, 19 86

Personally appeared the above named

LUCEAL M. ROSS as attorney-in-fact
for JAMES A. ROSS, JR.and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/10/87STATE OF OREGON, County of Klamath) ss.

Personally appeared

and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary ofa corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

JAMES A. ROSS, JR.

14375 SE POWELL

PORTLAND OR 97236

GRANTOR'S NAME AND ADDRESS

HARRY H. BROWN

1934 SUMMERS LN #17

KLAMATH FALLS OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.I certify that the within instru-
ment was received for record on the
8th day of April, 19 86
at 1:55 o'clock P. M., and recorded
in book/reef/volume No. M86 on
page 5787 or as fee/file/instru-
ment/microfilm reception No. 59993,
Record of Deeds of said county.Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pat Smith Deputy

Fee: \$10.00