



80247

04-29-94P03:45 RCVD

Vol. m94 Page 13627

WARRANTY DEED

ATE #02041653
AFTER RECORDING RETURN TO:

ANITA M. HUNT & MICHAEL B. METTS
5605 HIGHWAY 97 S
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

EARNEST EDMUND WETZEL and FAY J. WETZEL, hereinafter called
GRANTOR(S), convey(s) to ANITA M. HUNT and MICHAEL B. METTS, not
as tenants in common but with full rights of survivorship,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 4, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-29DC Tax Lot 18100
Code 1 Map 3809-29DC Tax Lot 19300

NBM
AKK
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$38,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of April, 1994.

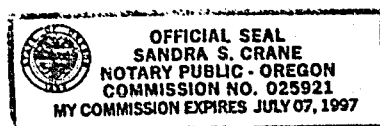
Earneest Edmund Wetzel
EARNEST EDMUND WETZEL

Fay J. Wetzel
FAY J. WETZEL

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 28th
day of April, 1994, by EARNEST EDMUND WETZEL and FAY J. WETZEL.

Before me: *Sandra S. Crane*
Notary Public for Oregon
Commission No. 025921
My Commission Expires: 7/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 29th day
of April A.D., 19 94 at 3:45 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 13627.

FEE \$30.00

Evelyn Biehn * County Clerk
By *Douline Mullenbarger*