

84933

Aspen
TITLE & ESCROW, INC.

07-27-94P03:47 RCVD

Vol. m94 Page 23040

WARRANTY DEED

#03041913

AFTER RECORDING RETURN TO:

DOUGLAS D. MCINNIS
JOY M. MCINNIS440 FULTON ST.
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ANITA M. HUNT and MICHAEL B. METTS, hereinafter called
GRANTOR(S), convey(s) to DOUGLAS D. MCINNIS and JOY M. MCINNIS,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....

"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
\$39,500.00.

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 25th day of July, 1994.

Anita M. Hunt
ANITA M. HUNT

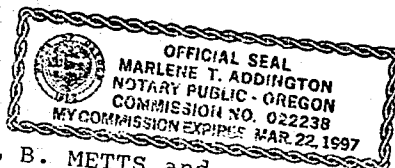
Michael B. Metts
MICHAEL B. METTS

STATE OF OREGON, County of Klamath)ss.

On this 25th day of July, 1994,

Personally appeared the above named MICHAEL B. METTS and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

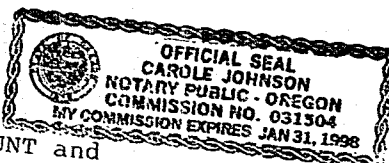


STATE OF OREGON, County of Klamath)ss.

On this 27th day of July, 1994,

Personally appeared the above named ANITA M. HUNT and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Carole Johnson
Notary Public for Oregon



My Commission Expires: 1-31-98

The Northerly 50 feet of said Lot 4, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Lot 4, Block 63, of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence Northeasterly along the North line of said Lot 4, 65 feet, more or less, to the line between Lots 3 and 4 of said Block; thence Southeasterly along the line between Lots 3 and 4, 50 feet; thence Southwesterly parallel with Lincoln Street, 65 feet, more or less to the West line of said Lot 4; thence Northwesterly along the West line of Lot 4, 50 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 19300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day
of July A.D., 19 94 at 3:47 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 23040.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline Mullendare