

84933

08-19-94P03:23 RCVD

86295

07-27-94P03:47 RCVD



TITLE &amp; ESCROW, INC.

WARRANTY DEED

Vol. m94 Page 23040Vol. m94 Page 25839

#03041913

AFTER RECORDING RETURN TO:

DOUGLAS D. MCINNIS

JOY M. MCINNIS

440 FULTON ST.KLAMATH FALLS, OR 97601

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

ANITA M. HUNT and MICHAEL B. METTS, hereinafter called U  
GRANTOR(S), convey(s) to DOUGLAS D. MCINNIS and JOY MCINNIS,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as: **THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT CLERICAL ERROR.**

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

*ok*  
*sm*  
"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.

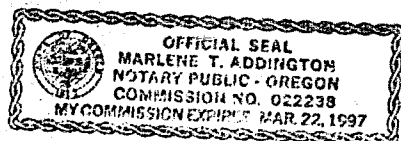
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 25th day of July, 1994.

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,

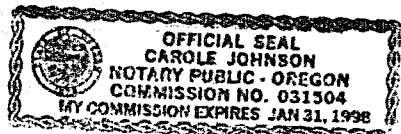


Personally appeared the above named MICHAEL B. METTS and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

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

## EXHIBIT "A"

23041  
25840

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 Northwesterly 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  
of July A.D., 19 94 at 3:47 o'clock P M., and duly recorded in Vol. 27th day  
of Deeds on Page 23040

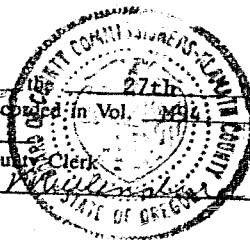
FEE \$35.00

INDEXED  
D. L.

Evelyn Biehn

By

County Clerk



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day  
of August A.D., 19 94 at 3:23 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 25839

FEE \$35.00

Evelyn Biehn County Clerk

By

Annette Mueller