

95585

94980

02-01-95A11:18 RCVD

02-17-95A11:21 RCVD

Vol. mg5 Page 4552Vol. mg5 Page 3548

## WARRANTY DEED

ASPEN TITLE ESCROW NO. #03042903

AFTER RECORDING RETURN TO:  
~~ANNAMARIE HUBER~~ ANNAMARIE HUBER  
 115 MOUNTAIN VIEW BLVD.  
 KLAMATH FALLS, OR 97601

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

HOWARD C. WALKER and RUTH ANN WALKER, husband and wife, ANNAMARIE HUBER  
 hereinafter called GRANTOR(S), convey(s) to ANNAMARIE HUBER,  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of Klamath, State of Oregon, described as:

A portion of Lots 3 through 8, Block 12, MOUNTAIN VIEW ADDITION  
 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of  
 Oregon, more particularly described as follows:

Commencing at the Southeast corner of Lot 3, Block 12, MOUNTAIN  
 VIEW ADDITION; thence West along the South boundary of Lots 3,  
 4, 5, 6, 7 and 8, a distance of 125.23 feet; thence North 44  
 degrees 43' East a distance of 154.80 feet, more or less, to the  
 North boundary of Block 12; thence East along the North  
 boundary of Block 12 a distance of 16.30 feet, more or less, to  
 the Northeast corner of Lot 3; thence South along the East line  
 of Lot 3 a distance of 110.00 feet, more or less, to the point  
 of beginning.

CODE 1 MAP 3809-2000 TL 300

"THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT GRANTEE'S NAME"  
 "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  
 \$104,900.00.

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 16th day of February, 1995.

Howard C. Walker  
 HOWARD C. WALKER

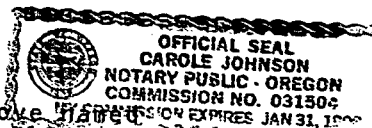
Ruth Ann Walker  
 RUTH ANN WALKER

STATE OF OREGON, County of Klamath)ss.

On February 16, 1995, personally appeared the above named  
 HOWARD C. WALKER and RUTH ANN WALKER and acknowledged the  
 foregoing instrument to be their voluntary act and deed.

Before me:  
 Notary Public for Oregon  
 My Commission Expires:

Carol Johnson  
1-31-1998



8228 4869 10V 8478 8084 4553 3549 0842A

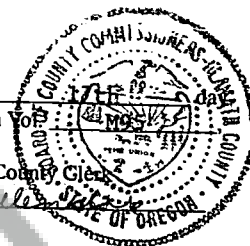
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 17th day of Feb A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. 3548 of Deeds on Page 3548

FEE \$35.00

INDEXED

By Bernetha G. Letsch, County Clerk



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 1st day of March A.D., 19 95 at 11:18 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 4552

FEE \$10.00

By Bernetha G. Letsch, County Clerk

THE STATE OF OREGON, County of Klamath, ss. I, Bernetha G. Letsch, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.

NOTARY PUBLIC  
STATE OF OREGON  
My Comm. Expires 12-31-95