

WARRANTY DEED

#03043166

AFTER RECORDING RETURN TO:

ROSS P. ANELLO
RITA J. ANELLO

11036 BLUE POOL WAY
CHILOQUIN, OR 97624

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

MICHAEL METTS, hereinafter called GRANTOR(S), convey(s) to ROSS
P. ANELLO and RITA J. ANELLO, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 Trust Deed
recorded in Book M-94 at page 30829, which Grantee herein does
not assume nor agree to pay, and will warrant and defend the
same against all persons who may lawfully claim the same, except
as shown above.

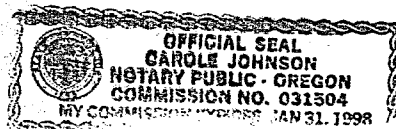
The true and actual consideration for this transfer is
\$32,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF EQUITY ADVANTAGE, INCORPORATED
AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID
GRANTEE.

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 27th day of April, 1995.

Michael Metts
MICHAEL METTS

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 28th
day of April, 1995, by MICHAEL METTS.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

PARCEL 1:

The Southeasterly one-half of Lots 7 and 8, Block 55, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

The N 1/2 of Lot 7 LESS the East 22.5 feet of said Lot; The N 1/2 of Lot 8, All in Block 55, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CC TL 3800
CODE 1 MAP 3809-28CC TL 3900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 28th day
of April A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 11037.
Bernetha G. Letsch, County Clerk
By *Bernetha G. Letsch*

FEE \$35.00