

35814

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'97 APR 10 P3:42



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

#05043817

AFTER RECORDING RETURN TO:

ALFRED L. EDGAR  
WILBERT SKINNER  
3370 LAKE FOREST ROAD  
CHILOQUIN, OR 97624

Filed for record at request of:

Aspen Title &amp; Escrow

on this 10th day of April A.D., 1997  
at 3:42 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 10726

Bernetha G. Letzch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS  
SAME AS ABOVEBy Kathleen Rossi  
Fec. \$30.00 Deputy.JAMES J. LEWIS and CHRISTINE L. LEWIS, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to ALBERT L. EDGAR and  
WILBERT SKINNER, each as to an undivided one-half interest, hereinafter  
called GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:Parcel 1 of Land Partition No. 17-94, being a portion of Lot 36,  
ELMWOOD PARK, in the County of Klamath, State of Oregon.

Code 41 Map 3909-14BC TL 1500

"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-90 at page 10780 which Grantees herein hereby  
assume and agree to pay, and will warrant and defend the same  
against all persons who may lawfully claim the same, except as  
shown above.THIS DEED IS BEING RECORDED TO CORRECT THE GRANTORS AND GRANTEES OF THAT CERTAIN  
DEED THAT WAS RECORDED OCTOBER 9, 1995, M-95, PAGE 27158.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 8th day of April, 1997.JAMES J. LEWIS  
JAMES J. LEWISChristine L. Lewis  
CHRISTINE L. LEWISSTATE OF OREGON )  
County of Klamath ) ss.The foregoing instrument was acknowledged before me this 8th  
day of April, 1997, by JAMES J. LEWIS and CHRISTINE L. LEWIS.Before me: Carole A. Linde  
Notary Public for OregonMy Commission Expires: January 31, 1998  
AUGUST 15, 2000.