

2012-000305

Klamath County, Oregon



00112436201200003050060060

01/13/2012 09:19:08 AM

Fee: \$62.00

RE-RECORDING COVER SHEET

PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238

Patrick G. Huycke

823 Alder Creek Dr., Medford, OR 97504

*** RE-RECORDING TO CORRECT LEGAL DESCRIPTION.
THE INCORRECT LEGAL DESCRIPTION IS
ATTACHED AS EXHIBIT A. THE CORRECT
LEGAL DESCRIPTION IS ATTACHED AS
EXHIBIT B.
PREVIOUSLY RECORDED IN VOL. M04,
PAGE 4164-7.

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(A)
NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule
federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release
affecting title to or an interest in real property".

Warranty Deed

2. **Grantor(s) as described in ORS 205.160.**

Patrick G. Huycke and

Shirley A. Huycke

823 Alder Creek Dr., Medford, OR
97504

Grantor(s) address (es) ORS 205.234 (1) b.

James W. Theen and Cathy G. Theen, Trustees of
the Cathy G. Theen Trust, UTAD October 3, 1997

935 Town Centre Dr., Medford, OR 97504

3. **Grantee(s) as described in ORS 205.160.**

Huycke/Theen Properties, LLC

823 Alder Creek Dr.

Medford, OR 97504

Grantee(s) address (es) ORS 205.234 (1) b.

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.
None.

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**
for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.
No change.

6. **SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).** FULL ☐ PARTIAL ☐

7. **LIEN DOCUMENTS: ORS 205.234 (1) (f).** Amount of Lien \$

Effective 01/01/2012

After Recording Return to:

Patrick G. Huycke
502 West Main St., #102
Medford, OR 97501

Until a change is requested,
all tax statements shall be
sent to the following address
No change

State of Oregon, County of Klamath
Recorded 01/23/2004 10:14 a m
Vol M04 Pg 4164-7
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

WARRANTY DEED

PATRICK G. HUYCKE and SHIRLEY A. HUYCKE,
husband and wife, and JAMES W. THEEN and CATHY G. THEEN,
TRUSTEES OF THE CATHY G. THEEN TRUST UTAD OCTOBER 3,
1997, Grantors, convey and warrant to HUYCKE/THEEN
PROPERTIES, LLC, Grantees, all of their right, title and
interest in and to the following described property:

Real property situated at 634-636 Main Street, Klamath
Falls, Oregon, more particularly described as follows:

SEE EXHIBIT ^{"B"}~~"A"~~ ATTACHED HERETO.

The liability and obligations of the Grantors to
Grantees and Grantees' heirs and assigns under the warranties
and covenants contained herein or provided by law shall be
limited to the amount, nature and terms of any right of
indemnification available to Grantors under any title
insurance policy, and Grantors shall have no liability or
obligation except to the extent that reimbursement for such
liability or obligation is available to Grantors under any
such title insurance policy.

There is no monetary consideration involved in this

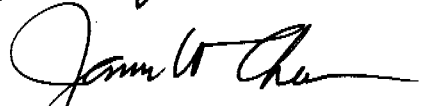
transfer. However, the actual consideration consists of value given or promised which is the whole consideration.


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 30.930.

Dated this 6 day of August, 2003.


PATRICK G. HUYCKE


SHIRLEY A. HUYCKE

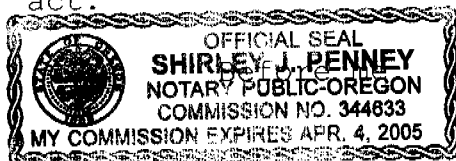

JAMES W. THEEN, TRUSTEE OF THE
CATHY G. THEEN TRUST UTAD 10/3/97


CATHY G. THEEN, TRUSTEE OF THE
CATHY G. THEEN TRUST UTAD 10/3/97

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

August 6, 2003

Personally appeared the above named PATRICK G. HUYCKE and SHIRLEY A. HUYCKE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Oregon

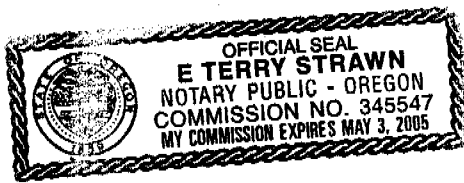
04166

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

August 7, 2003

Personally appeared the above named JAMES W. THEEN
and CATHY G. THEEN, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act.

Before me:



E. Terry Strawn
Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 3 and 4, Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of Lot 3 in Block 16 in the Original Town of Klamath Falls, formerly Linkville, 28 feet Westerly from the Southeasterly corner of said Lot 3; thence Northwesterly and then parallel with 5th Street, 100 feet; thence Westerly and parallel with Main Street 35 feet; thence Southerly and parallel with 5th Street 100 feet; thence Easterly along the Northerly line of Main Street 35 feet to the point of beginning.

ALSO,

Beginning at a point on the Southerly line of Lot 4 in Block 16 in the Original Town of Klamath Falls, formerly Linkville, which point is 40 feet Northeasterly from the Southwesterly corner of said Lot 4; thence Northeasterly along the Northerly line of Main Street 27 feet; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street 27 feet; thence Southeasterly and at right angles to Main Street 100 feet to the place of beginning.

ALSO,

Beginning at the Southwesterly corner of Lot 4 in Block 16 in the Original Town of Klamath Falls, formerly Linkville; thence Northerly along the Westerly line of said Lot 4, Block 16, a distance of 107-1/2 feet; thence Easterly at right angles and parallel with Main Street a distance of 40 feet; thence Southerly at right angles and parallel with Fifth Street a distance of 107-1/2 feet to the Northerly line or boundary of Main Street; thence Westerly at right angles along the Northerly line of Main Street a distance of 40 feet to the place of beginning.

EXHIBIT "B"
LEGAL DESCRIPTION

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 8; thence Southwesterly along the Southerly line of Main Street in said Town, 45 feet; thence Southeasterly and at right angles with said Main Street, 125 feet; thence Northeasterly and parallel with said Main Street, 45 feet to the Westerly line of Seventh Street in said Town; thence Northwesterly along the Westerly line of said Seventh Street, 120 feet to the place of beginning.