



5456

ATC # 05033671
WARRANTY DEED

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AFTER RECORDING RETURN TO:
RALPH L. WHEELER, JR.5220 MASON LANE
KLAMATH FALLS, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWILLIAM H. REYNOLDS AND MARGIE J. REYNOLDS, hereinafter called
GRANTOR(S), convey(s) to RALPH L. WHEELER, JR. & CATHERINE J. WHEELER, husband and
called GRANTEE(S), all that real property situated in the County wife
of KLAMATH, State of Oregon, described as:Lots 14 and 15, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES,
in the county of Klamath, State of Oregon.

CODE 21 MAP 4008-6BA TL 1100 CODE 21 MAP 4008-6BA TL 1200

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
year 1989-90 are now a lien but not yet payable. 2) This
property lies within and is subject to the levies and
assessments of the Klamath River Acres road District. 3)
Conditions, Restrictions as shown on the recorded plat of Fifth
Addition to Klamath River Acres. 4) All matters arising from
any shifting in the course of Klamath River, including but not
limited to accretion, reliction and avulsion. 5) Right, title
or interest of the public, including governmental bodies in and
to that portion of said premises lying below the ordinary high
water line of Klamath River and public rights of fishing and
recreation in an to the shoreline of said river. 6) Waiver of
riparian rights and release of damages, as disclosed by an
instrument recorded September 16, 1905 in Book 18 at Page 371,
Deed Records of Klamath County, Oregon. 7) Restrictive
Covenant recorded October 3, 1986 in Book M-86 at Page 18086,
which sites in part as follows: "shall have no mobile homes
erected, placed or permitted thereon, nor at any time shall any
mobile home be used as a residence, temporary or permanent, upon
said lots. Camp trailers, travel trailers and motor homes may
be stored upon the premises but may not be used for living
quarters or residences." 9) County Liens of the county of
Klamath Account No. 434.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
\$40,000.00.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 30th day of August 1989.William H. Reynolds
WILLIAM H. REYNOLDSMargie J. Reynolds
MARGIE J. REYNOLDSSTATE OF Calif, County of Monte ss.Date Sept 6, 1989.Personally appeared the above named WILLIAM H. REYNOLDS AND
Continued on next page

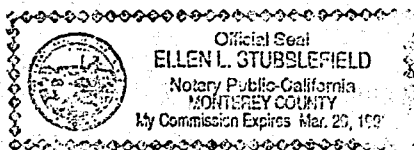
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MARGIE J. REYNOLDS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ellen Louise Stubblefield
Notary Public for Monterey State California
My Commission Expires: MARCH 29, 1993



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of Sept. A.D., 19 89 at 3:44 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 17771.

FEE \$13.00

Evelyn Biehn . County Clerk

By Pauline Muckendorfer

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