

13714

Aspen Title
#01035055
WARRANTY DEED

Vol. m90 Page. 7216

AFTER RECORDING RETURN TO:

ARVIL ~~ORVAL~~ W. WYRICK
5737 Denver
Klamath Falls, OR 97603

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

ARVIL ~~ORVAL~~ W. WYRICK hereinafter called GRANTOR(S), convey(s) to
QW property situated in the County of KLAMATH, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

"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) Conditions,
Restrictions as shown on the recorded plat of Subdivision of
Block 2B and 3, Homedale. 2) Regulations, including levies,
liens, assessments, water and irrigation rights, rights of way,
and easement for ditches and canals of Enterprise Irrigation
District and South Suburban Sanitary District. 3) Easement for
transmission and distribution system of water recorded May 14,
1931 in Book 95 at Page 288. 4) Reservations as shown by a
deed dated May 17, 1938 and recorded June 17, 1938 in Book 116
at Page 223, Deed records of Klamath County, Oregon. 5) Any
improvements located upon the insured property, which
constitutes a mobile home as defined by Chapter 801, Oregon
Revised Statutes and is subject to registration and taxation by
Chapter 308, Oregon Revised Statutes.

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
\$35,000.00.

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 12th day of April 1990.

Lavon A. Shults
LAVON A. SHULTS

STATE OF OREGON, County of KLAMATH)ss.

April 16, 1990

Personally appeared the above named LAVON A. SHULTS and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: W. Arlene J. Adair

Notary Public for Oregon

My Commission Expires: March 4, 1992

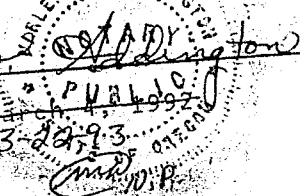


EXHIBIT "A"

Lot 16, Block 2, SUBDIVISION OF BLOCKS 2B and 3 HOMEDALE, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM: Beginning at the Northeast corner of said Lot 16; thence South along said East line, 150 feet; thence West, parallel to the North line of said Lot 16, 180 feet to the West line of said Lot 16; thence North along said West line, 150 feet to the Northwest corner thereof; thence Easterly along the Northerly line of said Lot 16 to the point of beginning.

FURTHER EXCEPTING THEREFROM: Beginning at a point on the South line of Lot 16 of the Subdivision of Blocks 2B and 3 Homedale, in the County of Klamath, State of Oregon, 2.50 feet East of the Southwest corner of said Lot 16; thence West, 2.50 feet to the Southwest corner of said Lot 16; thence North 2 degrees 55' East along the Westerly line of said Lot 16, 113.18 feet; thence South 1 degree 15' 53" West, 113.08 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11AD TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of April A.D., 19 90 at 4:13 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 7216.
By Evelyn Biehn County Clerk
Pauline Mullender

FEE \$33.00