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# 01034843 WARRANTY DEED

AFTER RECORDING RETURN TO: Mr. and Mrs. William S. McConnell 5382 Gatewood, Klamath Falls, OR. 97603

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

ARVIL WYRICK, hereinafter called GRANTOR(S), convey(s) to WILLIAM S. MC CONNELL and CLEO M. MC CONNELL, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 6 in Block 8 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Code 64, Map 3909-14DB, TL 8100.

"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."X

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Regulations, including levies liens and utility assessments of the City of Klamath Falls. 2) Conditions and Restrictions as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood. 3) Declaration of Conditions and Restrictions recorded September 3, 1976 in Book M-76, page 13988. 4) Easement, including the terms and provisions thereof, recorded May 18, 1907 in Book 22, page 479. 5) Mortgage, including the terms and provisions thereof, recorded November 17, 1978 in Book M-78, page 26015, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantees herein agree to assume and pay according to the terms and provisions thereof in connection with such Mortgage, and recorded October 1, 1987 in Book M-87, page 17882.,

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 \$56,500.00.

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 18th day of April, 1990.

N W ARVIL WYRICK

STATE OF OREGON, County of Klamath)ss.

April 181.1990 ...

Personally appreared the above named ARVIL WYRICK and acknowledged the foregoing instrument to be his voluntary act and geed USL C

Beforesme: A Sorlene Notary Pability for Oregon Addington My Commission Expires: March 22, 1993.

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**OSSES**: SOUTING HAREANTY DEED 

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|                 | April                                    | A.D., 19  | Deeds  |                            | on Page _7219_   | County Clerk  |   |                |
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