



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 *ATC CMC*

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 contained
therein, and Assumption Agreement, including 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.

Arvil Wyrick
ARVIL WYRICK

STATE OF OREGON, County of Klamath)ss.

April 18, 1990.

Personally appeared the above named ARVIL WYRICK and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: *Harlene J. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

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