

AFTER RECORDING RETURN TO:

JAMES G. GALE

CONNIE M. GALE

88522 Sandowner

Conby, OR 97013

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

JOSEPH G. BYRUM and LAURIE J. BYRUM, husband and wife
hereinafter called GRANOR(S), convey(s) to JAMES G. GALE and
CONNIE M. GALE, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of Nichols Addition. 3) Trust Deed, including the
terms and provisions thereof to secure the amount noted below
and other amounts secured thereunder, if any: Grantor:
Constance Rae Schuetze, an Unmarried Woman; Trustee:
Transamerica Title Insurance Company; Beneficiary:
Commonwealth, Inc., An Oregon Corporation, dated August 9, 1971,
recorded on August 30, 1971, in Book M-71 at page 9154. By
Mesne Assignments, said Trust Deed was assigned: To:
Commonwealth Mortgage Company of America L.P. Recorded on May
18, 1987 in Book M-87 at page 7911. 4) All inclusive Trust
Deed, including the terms and provisions thereof to secure the
amount noted below and other amounts secured thereunder, if any:
Grantor: Joseph G. Byrum and Laurie J. Byrum, husband and
wife. Trustee: Aspen Title & Escrow, Inc.; Beneficiary:
Constance Rae Schuetze, dated october 30, 1986, recorded on
November 4, 1986 in Book M-86 at page 20006.

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
\$31,500.00.

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 20th day of June, 1990.

Joseph G. Byrum
JOSEPH G. BYRUM

Laurie J. Byrum
LAURIE J. BYRUM

STATE OF OREGON, County of KLAMATH)ss.

June 22, 1990.

Personally appeared the above named JOSEPH G. BYRUM and LAURIE
BYRUM and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Sandra Handsocher
Notary Public for OREGON

Continued on next page

12759

WARRANTY DEED
PAGE 2My Commission Expires: 7-23-93

EXHIBIT "A"

All of Lot C and that portion of Lot B adjoining said Lot C, in the County of Klamath, State of Oregon, described as follows:

Beginning on the South line of Upham Street at its intersection with the line between Lots 8 and C aforesaid; thence East and Southeasterly and following the said line of Upham and the Westerly line of Eleventh Street 27.85 feet, more or less, to a point 27.85 feet from the most Easterly corner of Lot B aforesaid; thence on a direct line to the most Southerly corner of said Lot B; thence North on the line between Lots C and B aforesaid to the point of beginning, all being in Block 69 of the Supplemental Plat of Block 69, NICHOLS ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DC TL 3500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of June A.D. 19 90 at 4:15 o'clock PM. and duly recorded in Vol. M90
of Deeds on Page 12758

Evelyn Biehn County Clerk
By Doreen Muelendore

FEE \$33.00

TS128