

90628

11-04-94A10:43 RCVD

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## WARRANTY DEED

ATE #02042467  
AFTER RECORDING RETURN TO:

CHARLES R. MC CONNELL

*C.R. Mc Connell*  
*Klamath Falls, OR 97601*

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

BARBARA DOWN, hereinafter called GRANTOR(S), convey(s) to  
CHARLES R. MC CONNELL, a single man, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN. . . .

*X Chris*  
"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

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  
\$25,000.00.

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 3rd day of November, 1994.

*Barbara Down*  
BARBARA DOWN

STATE OF OREGON                    )  
                                          ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 3rd  
day of November, 1994, by BARBARA DOWN.

Before me: *Sandra S. Crane*  
Notary Public for Oregon  
My Commission Expires: July 7, 1997

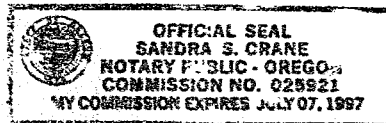


EXHIBIT "A"

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Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Southerly line of Upham Street at the Northwest corner of Lot 1, Block 5, FIRST ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence along the line between said Lot 1 and Lot 2, a distance of 89.35 feet to an iron pin; thence in a Northerly direction a distance of 56.4 feet more or less to an iron pin on the Southerly line of Upham Street, said iron pin lying 69.5 feet Easterly along the Southerly line of Upham Street from the place of beginning; thence Westerly along the Southerly line of Upham Street, a distance of 69.5 feet to the place of beginning.

CODE 1 MAP 3809-29CD TL 6900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co  
of Nov A.D. 19 94 at 10:43 o'clock A.M., and duly recorded in Vol. M94 day  
of Deeds on Page 34171  
Evelyn Biehn County Clerk  
By Dorine Miller

FEE \$35.00