



## WARRANTY DEED

ATC #03047356  
 AFTER RECORDING RETURN TO:  
 CHRISTOPHER A. NEWTON  
 5633 INDEPENDENCE AVENUE  
 KLAMATH FALLS, OR 97603

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

GERALD D. MC CONNELL and FLORENCE M. MC CONNELL, hereinafter  
 called GRANTOR(S), convey(s) and warrants to CHRISTOPHER A.  
 NEWTON, hereinafter called GRANTEE(S), all that real property  
 situated in the County of KLAMATH, State of Oregon, described  
 as:

Lot 705, Block 129, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
 in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TL 4900

"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, contracts and/or  
 liens for irrigation and/or drainage,

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  
 \$33,000.00.

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 20th day of March, 1998.

Gerald D. Mc Connell by Florence M. Mc Connell Attorney In Fact  
 GERALD D. MC CONNELL, BY FLORENCE M. MC CONNELL ATTORNEY IF FACT

Florence M. Mc Connell  
 FLORENCE M. MC CONNELL

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 20th  
 day of March, 1998, by FLORENCE M. MC CONNELL, individually and  
 as attorney in fact for GERALD D. MC CONNELL, on behalf of said  
 principal.

Before me: Carol A. Amode  
 Notary Public for Oregon

My Commission Expires: 8/15/00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
 of March A.D., 19 98 at 3:12 o'clock P M., and duly recorded in Vol. M98  
 of Deeds on Page 9018

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Bernetha G. Letsch