

69242



ATC 30605

Aspen
TITLE & ESCROW, INC.

Vol. M86 Page 22924

WARRANTY DEED (INDIVIDUAL)

W. JOHN MC CULLOUGH and BONITA L. MC CULLOUGH, husband and wife
convey(s) to GREGORY M. KUJAWA and MARGARET A. KEMNER, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 16, Block 10, Tract No. 1152, NORTH HILLS, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. An easement, including the terms and provisions thereof, recorded November 9, 1953 in Book 264 at page 26, in favor of The California Oregon Power Company, a California Corporation for a 25 foot wide right of way for electrical transmission line across the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 35, Twp 38 S., R 9 EWM. (No exact location given)
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of North Hills, Tract NO. 1152.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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
See above

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 \$ 74,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 11 day of December, 19 86.

W. John McCullaugh
Bonita L. McCullaugh

STATE OF OREGON, County of Klamath)ss.
December 11, 19 86.

Personally appeared the above named W. John McCullaugh and Bonita L. McCullaugh
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me Marlene J. Tucker
Notary Public for Oregon
My Commission Expires: 6/16/88

McCullaugh
GRANTOR'S NAME AND ADDRESS
Kemner/Kujawa
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
540 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON)ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of December, 19 86, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M86 on page 22924 or as document/fee/file/instrument/microfilm No. 69242, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00

Evelyn Biehn, County Clerk
By Ann Smith Deputy