

James T. Duff called the grantor, for the consideration hereinafter stated, to grantor paid by  
RICHARD J. MC CULLOUGH and CAROL L. MC CULLOUGH, husband and wife  
the grantor, then hereby grant, bargain, sell and convey unto the said grantor and grantor's heirs, successors and  
assigns, that certain real property, with the easements, improvements and appurtenances thereunto belonging or in  
anywise situated in the County of Clatsop, State of Oregon, described as follows, to-wit:

Lot 6 and a portion of Lot 7, TRACT 1197, SAME ADJES, according to the official plat  
thereof on file in the office of the County Clerk of Clatsop County, Oregon, more  
particularly described as follows:  
Beginning at the Northwest corner of Lot 7, TRACT 1197, SAME ADJES, thence 95° 32' 40" W  
169.33 feet to the true point of beginning, thence continuing South 85° 32' 40" East  
169.33 feet to the Northwest corner of said Lot 7, thence South 14° 17' 30" East along  
the West line of said Lot 7, 118.33 feet, thence North 85° 32' 40" East 95 feet to a  
point, thence North to the point of beginning with bearings and distances based on the recorded plat  
of TRACT 1197, SAME ADJES.

# MOUNTAIN TITLE COMPANY

"This instrument will not affect any of the property described by this instrument in violation of applicable law or law and regulation,  
before signing or executing this instrument, the person acquiring for title to the property should check with the appropriate city or county  
planning department as to any approved use."

To Have and to Hold the same unto the said grantor and grantor's heirs, successors and assigns forever.  
And the grantor hereby covenants to and with the grantor and grantor's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those  
of record and those apparent upon the land, in any, as of the date of this deed

and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for the transfer stated in terms of dollars, is \$5,500.00  
~~THE GRANTOR HEREBY WARRANTS AND AGREES TO HOLD THE ABOVE DESCRIBED PREMISES TO THE GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IN ANY, AS OF THE DATE OF THIS DEED.~~

In executing this deed and where the contract requires, the singular includes the plural and all grammatical  
changes shall be applied to make the provisions herein apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of May  
A.D. 1981, at Clatsop, Oregon, and caused its name to be signed and sealed by its officers, duly authorized therefor by  
order of its board of directors.

*X James T. Duff*  
JAMES T. DUFF

STATE OF OREGON  
County of Clatsop  
May 26 1981

Personally appeared the above named  
JAMES T. DUFF  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.  
*James T. Duff*  
Notary Public for Oregon  
My commission expires 3-30-89

STATE OF OREGON, County of Clatsop  
I, *Phyllis Smith*  
Notary Public for Oregon  
do hereby certify that the within instrument was duly executed by the within named party, and that the said instrument is the true and correct copy of the original as the same appears from the records of the County of Clatsop, Oregon, and that the said instrument is the true and correct copy of the original as the same appears from the records of the County of Clatsop, Oregon, and that the said instrument is the true and correct copy of the original as the same appears from the records of the County of Clatsop, Oregon.

James T. Duff  
12115 Ocean View Drive  
Beaverton, OR  
COUNTY OF CLATSOP AND RECORDS  
Richard J. & Carol L. McCullough  
1221 Oceanview Ave.  
Clatsop Falls, OR 97007  
COUNTY OF CLATSOP AND RECORDS  
SHE IS GRANTOR  
SHE IS GRANTOR  
SHE IS GRANTOR

STATE OF OREGON  
County of Clatsop  
I certify that the within instru-  
ment was recorded for record on the  
24th day of May 1981  
at 10:10 o'clock A.M. and recorded  
in Book 237 on page 9832 or on  
electronic number 75111  
Record of Deeds of said county.  
Witness my hand and seal of  
County of Clatsop, Oregon  
Phyllis Smith, County Clerk  
Phyllis Smith  
Phyllis Smith, Deputy

Fee: \$10.00