



## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 MAXWELL LEE COULSON  
 MARIA DE JESUS COULSON  
 P.O. BOX 5953  
 OXNARD, CA 93031

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

JAMES S. MC FADDEN and BETTY E. MC FADDEN, husband and wife  
 hereinafter called grantor, convey(s) to MAXWELL LEE COULSON and  
 MARIA DE JESUS COULSON, husband and wife hereinafter called  
 grantee all that real property situated in the County of  
 Klamath, State of Oregon, described as:

A portion of Lot 9, Block 11, KLAMATH FALLS FOREST ESTATES,  
 SYCAN UNIT, in the County of Klamath, State of Oregon, more  
 particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the  
 following described line:

Beginning at a point on the Southwesterly line of said Lot 9  
 which bears South 54 degrees 02'28" East a distance of 1200 feet  
 from the most Westerly corner thereof; thence North 35 degrees  
 57'32" East to a point on the Northeasterly line of said lot,  
 being the same property as described in that deed to Maarten  
 DeJongh, recorded September 20, 1971 in Book M-71 at page 9973,  
 Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the limits of the  
 County Road described in Book 350 at page 251, Deed Records of  
 Klamath County, Oregon.

"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) 1988-89 taxes, a  
 lien not yet payable. 2) Conditions, Restrictions as shown on  
 the recorded plat. 3) Rights of the public in and to any portion  
 of the herein described premises lying within the boundaries of  
 roads or highways. 4) Subject to rules and regulations of Fire  
 Patrol District. 5) All matters arising from any shifting in the  
 course of Merritt Creek. 6) Reservations of 50% of all mineral  
 rights, recorded November 23, 1962 in Book 341 at page 478.

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  
 \$15,000.00.

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 11<sup>th</sup> day of August 1988.

James S. McFadden  
 JAMES S. MC FADDEN

Betty E. McFadden  
 BETTY E. MC FADDEN

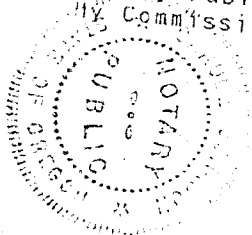
13003

WARRANTY DEED - INDIVIDUAL  
PAGE 2

STATE OF OREGON, County of Klamath)ss.

On this 17th day of August, 1988,

Personally appeared the above named JAMES S. MC FADDEN and BETTY E. MC FADDEN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carol Johnson  
Notary Public for OregonMy Commission Expires: 1-15-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Aug. A.D. 1988 at 11:07 o'clock A. M., and duly recorded in Vol. M88  
of Deeds on Page 13002,  
Evelyn Biehn  
By Douglas Mullens County Clerk

FEE \$13.00

10 11 13 15 17 19 21 23 25 27 29 31