



Aspen 33273

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 DAVID B. MC CULLOCH
 SANDRA J. MC CULLOCH
Rt 4 Box 3000, Plum Valley,
Klamath Falls, OR. 97601

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

MARTY D. GARMAN AND PATRICIA L. GARMAN, HUSBAND AND WIFE
 hereinafter called GRANTOR(S), convey(s) to DAVID B. MC CULLOCH
 CULLOCH, HUSBAND AND WIFE hereinafter called GRANTEE(S), all
 that real property situated in the County of KLAMATH, State of
 Oregon, described as:

See attached Exhibit "A" for legal description

"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. Rights of the public in and to any portion of the herein
 described premises lying within the boundaries of roads or
 highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Any improvement located upon the insured property, which
 constitutes a mobile home as defined by Chapter 801, Oregon
 Revised Statutes, is subject to registration and taxation as
 therein provided and as provided by Chapter 308, Oregon Revised
 Statutes.
4. Subject to an easement, including the terms and provisions
 thereof, as disclosed by deed dated April 19, 1984, recorded
 April 27, 1984, in Book M-84 at page 6980, between George H.
 Nickles and Marty D. Garman and Patricia L. Garman, husband and
 wife.
5. Trust Deed, including the terms and provisions thereof to
 secure the amount noted below and other amounts secured
 thereunder, if any:

Grantor: Marty D. Garman and Patricia L. Garman
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association
 Dated: April 24, 1984
 Recorded: April 27, 1984 Book: M-84 Page: 6982
 Amount: \$22,000.00

WHICH the Grantee herein agrees to assume and pay according to
 the terms and provisions contained therein.

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
 \$17,256.60.

In construing this deed and where the context so requires, the
 singular includes the plural.

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of April 1989.

Marty D. Garman
MARTY D. GARMAN

Patricia L. Garman
PATRICIA L. GARMAN

STATE OF OREGON, County of KLAMATH)ss.

April 4, 1989.

Personally appeared the above named MARTY D. GARMAN AND PATRICIA L. GARMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-89

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the S 1/2 NW 1/4 SW 1/4 of said Section 29; thence North 01 degrees 22' 49" West along the West line of said Section 29, 657.04 feet to a 5/8" iron pin marking the Northwest corner of the S 1/2 NW 1/4 SW 1/4; thence South 89 degrees 03' 21" East along the North line of said S 1/2 NW 1/4 SW 1/4, 1286.80 feet to a 5/8" iron pin; thence South 13 degrees 06' 43" East, 282.11 feet to a 5/8" iron pin; thence South 00 degrees 22' 20" East, 269.05 feet to a 5/8" iron pin; thence South 50 degrees 13' 07" East, 171.50 feet to a 5/8" iron pin on the North line of the SE 1/4 SW 1/4; thence North 89 degrees 18' 07" West along the North line of the S 1/2 SW 1/4; 1468.45 feet to the point of beginning.

CODE 53 MAP 3709-2900 TL 1500 KEY #379502
ACCOUNT #123027 KEY #51179

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of April A.D., 19 89 at 10:39 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 5705.

FEE \$13.00

Evelyn Biehn County Clerk

By Sandra Handsaker