



ATC # 05034772
WARRANTY DEED

AFTER RECORDING RETURN TO:
ROBERT G. CULVER
DOLORES Y. CULVER

709 PRESCOTT
KLAMATH FALLS, OR. 97601

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

MARK E. GRANLUND AND VIOLET E. GRANLUND hereinafter called
GRANTOR(S), convey(s) to ROBERT G. CULVER AND DOLORES Y. CULVER,
Husband and Wife, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 3, Block 3, SECOND ADDITION TO KENO HILLSIDE ACRES, in the
County of Klamath, State of Oregon.

CODE 21 MAP 3908-3100 TL 400

"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) Conditions,
Restrictions as shown on the recorded plat of Second Addition to
Keno Hillside Acres. 2) Declaration of Conditions and
Restrictions, but omitting any restrictions based on race,
color, religion or national origin appearing of record and
recorded May 1, 1981 in Book M-81 at Page 7753. 3) Subject to
rules and regulations of Fire Patrol District. 4) Release of
damages, including the terms and provisions thereof, to the
California Oregon Power Company recorded March 2, 1932 in Book
97 at Page 83m Deed records of Klamath County, Oregon. 5)
Easement, including the terms and provisions thereof for
electrical facilities granted to Pacific Power and Light Company
and recorded January 21, 1966 in Book M-66 at Page 604.

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
\$8,800.00.

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 22 day of January 1990.

MARK E. GRANLUND

x Violet E. Granlund
VIOLET E. GRANLUND

STATE OF OREGON, County of Washington) ss.

DATE: January 26 1990

Personally appeared the above named MARK E. GRANLUND AND VIOLET
E. GRANLUND and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: D. Diana Anderson

Notary Public for Oregon

My Commission Expires: May 29 1990

990 JAN 30 AM 10 56

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of Jan. A.D., 19 90 at 10:56 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 2051.
Evelyn Biehn, County Clerk
By Rauline Nielsen

FEE \$33.00