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14227

ME #4372
WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 8070

EARL C. LEWIS and ARLENE N. LEWIS, Husband and Wife

hereinafter called grantor, convey(s) to

WALTER CULBERTSON and BARBARA CULBERTSON, Husband and Wife & PAUL CULBERTSON and REBECCA CULBERTSON, Husband and Wife

all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

90 APR 30 PM 3 51

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on attached exhibit "A"

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 \$ 85,000.00 *

Dated this 8th day of January, 19 80.

Earl C Lewis by Michael E Lewis his atty in fact
EARL C. LEWIS
Arlene N Lewis by Michael E Lewis his atty in fact
ARLENE N. LEWIS

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 8th day of January, 19 80 personally appeared MICHAEL EARL LEWIS

who, being duly sworn (or affirmed), did say that he is the attorney in fact for EARL C. LEWIS and ARLENE N. LEWIS and that he executed the foregoing instrument by authority of and in behalf of said principals and he acknowledged said instrument to be the act and deed of said principals.

Before me:

Arlene N. Addington
(Signature)

My Commission Expires March 22, 1981

(Title of Officer)

(Official Seal)

TO

After Recording Return to:

Walter & Barbara Culbertson
3930 LaMarada Way
Klamath Falls, OR 97601

County of)

I certify that the within instrument was received for record on the day of , 19 , at o'clock M. and recorded in book Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

EXHIBIT "A"

8071

Lot 7 and the Southerly 15 feet of Lot 6, Block 12, FOURTH ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens assessments, rights of way and easements of the Moyina Water District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fourth Addition to Winema Gardens.

4. An easement created by instrument, including the terms and provisions thereof, dated January 13, 1976, recorded January 21, 1976 in Book M-76 at Page 975 in favor of Southern Oregon Broadcasting Co., an Oregon Corporation.

5. Partial Release of Utility easements, including the terms and provisions thereof, from South Suburban Sanitary District, recorded August 4, 1976 in Book M-76 at page 12019; Moyina Heights Water, recorded August 4, 1976 in Book M-76 at page 12019; and California-Pacific Utilities Company recorded August 4, 1976 in Book M-76 at page 12025, releasing their interest in that portion of the 16 foot utility easement on which residence sets.

6. Agreement, including the terms and provisions thereof, dated June 22, 1976, recorded August 4, 1976 in Book M-76 at page 12021, Microfilm Records, between South Suburban Sanitary District and Donald R. Fish and June M. Fish, husband and wife, regarding utility conduit.

7. An easement dated September 30, 1976, recorded October 1, 1976 in Book M-76 at Page 15460 for 10 foot wide roadway near East side of property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of April A.D., 19 90 at 3:51 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 8070.

Evelyn Biehn County Clerk

FEE \$33.00

By Douglas M. Mendenhall