FORM No. 633—WARRANTY DEED (Individual or Corporate). ASPEN 02036099 COPYRIGHT 1990 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

OK 28988

WARRANTY DEED

Vol. m91 Page 8356

KNOW ALL MEN BY THESE PRESENTS, That DONALD CULLEY and DOROTHY L. CULLEY, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* PATRICIA M. HART *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

The S 1/2 of Lot 7, and the Westerly 57.875 feet of the Northerly 37.5 feet of Lot 6, Block 30, TOWN OF MERRILL, in the County of Klamath, State of Oregon.

CODE 14 MAP 4110-1CC TL 6000

THE PURPOSE OF THIS DEED IS TO CLEAR AND REMOVE THAT CONTRACT OF SALE DATED AUGUST 29, 1980 AND RECORDED ON SEPTEMBER 5, 1990 IN BOOK M-80 AT PAGE 16870.

'91 MAY 3 PM 3-12

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Contract of Sale dated July 7, 1978 and recorded July 13, 1978 in Book M-78 at page 15059 in favor of Winifred M.Murphy *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 this transfer, stated in terms of dollars, is $ to clear title *①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).① (The sentence between the symbols①, if not applicable, should be deleted. See ORS 93.030.)*

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th *day of* April *, 19* 91 *; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.*

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.

Donald Culley

Dorothy L. Culley

STATE OF OREGON, County of MALHEUR) ss.

This instrument was acknowledged before me on 18th April *, 19* 91 *,*

by DONALD CULLEY AND DOROTHY L. CULLEY

OFFICIAL SEAL
LINDA C. SIMMONS
NOTARY PUBLIC - OREGON
COMMISSION NO.003468
MY COMMISSION EXPIRES DEC. 11, 1994

Linda C. Simmons

Notary Public for Oregon

My commission expires 12-11-94

Donald Culley
Dorothy L. Culley
GRANTOR'S NAME AND ADDRESS

Patricia M. Hart
GRANTEE'S NAME AND ADDRESS

After recording return to:

Patricia M. Hart
P.O. Box 481
Merrill, OR 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Patricia M. Hart
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instrument was received for record on the 3rd *day of* May *, 19* 91 *, at* 3:12 *o'clock* P *M., and recorded in book/reel/volume No.* M91 *on page* 8356 *or as fee/file/instrument/microfilm/reception No.* 28988 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Darlene Mutschler Deputy

Fee $28.00