



29986

Vol. m91 Page 1018702036483
WARRANTY DEED

AFTER RECORDING RETURN TO:
DONALD D. MC CULLOUGH
2124 Pacific Ave
Alameda, CA 94501-1427

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

WILLIAM J. YOUNGREN AND JOAN D. YOUNGREN, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to DONALD D. MC
CULLOUGH hereinafter called GRANTEE(S), all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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 DeWitt Home
Tracts. 2) Contract, including the terms and provisions
thereof: Vendor: The State of Oregon, by and through the
Director of Veterans' Affairs; Vendee: Howard G. Ruggles;
Dated: May 3, 1988; Recorded: May 10, 1988; in Book M-88 at
page 7313. The vendee's interest thereunder was assigned: To:
William J. Youngren and Joan D. Youngren, husband and wife;
Recorded on September 15, 1988 in Book M-88 at page 15137.
WHICH SAID CONTRACT OF SALE 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
\$49,000.00.

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 15th day of May, 1991.

William J. Youngren
WILLIAM J. YOUNGREN

Joan D. Youngren
JOAN D. YOUNGREN

STATE OF OREGON, County of Klamath) ss.

May 20, 1991

Personally appeared the above named WILLIAM J. YOUNGREN AND JOAN
D. YOUNGREN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

Notary Public for

My Commission Expires:

Sandra Handrake
Oregon
7/23/93

10188

EXHIBIT "A"

PARCEL 1:

Tract 4 and Tract 6, EXCEPTING THEREFROM the North 28 feet of Tract 6 and EXCEPTING THEREFROM the North 145 feet and the East 99.62 feet of Tract 4, DE WITT HOME TRACTS, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land situate in Lot 4, DE WITT HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4 of said DeWitt Home Tracts; thence North 89 degrees 49' 00" East along the North line of said Lot 4, 227.18 feet to a 5/8 inch iron pin; thence South 00 degrees 04' 00" West parallel with the West line of said Lot 4, 145.00 feet to a 5/8 inch iron pin; thence South 89 degrees 49' 00" West parallel to the North line of said Lot 4, 227.18 feet to a 5/8 inch iron pin on the West line of said Lot 4; thence along said West line North 00 degrees 04' 00" East, 145.00 feet to the point of beginning.

CODE 7 MAP 3908-12DB TL 800
CODE 7 MAP 3908-12DB TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of May A.D., 19 91 at 11:08 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 10187.

FEE \$33.00

Evelyn Biehn County Clerk

By Rauline Muelendore