



02037403
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAMES A. MC CUISTION

17743 Bradbury Rd
Turlock, CA 95380

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

RUSSELL J. WALTERS AND RENATE F. WALTERS, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to JAMES A. MC CUISTION
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Part of Tract 68, FAIRACRES SUBDIVISION #1, in the County of
Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of said Tract 68; thence West
along the North line of said Tract 68 a distance of 331 feet to
the Northwest corner thereof; thence South along the West line
of said Tract 68 a distance of 263.2 feet to the Northwest
quarter of a tract conveyed to Eldon R. Barron and wife, by deed
recorded April 1, 1964 in Book 352 at Page 106; thence East
along the North line of said Barron Tract and the Easterly
extension thereof, a distance of 331 feet to the East line of
said Tract 68; thence North along the East line of said Tract 68
a distance of 263.2 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the above described premises
lying within Madison Street as deeded to Klamath County by deed
recorded August 4, 1976 in Book M-76 at Page 12034, Microfilm
Records.

CODE 41 MAP 3809-35DD TL 2800

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land, mortgage
including the terms and provisions thereof to secure the amount
noted below and other amounts secured thereunder, if any:
Mortgagor: Russel J. Walters and Renate F. Walters, husband and
wife; Mortgagee: State of Oregon, represented and acting by the
Director of Veterans' Affairs, dated November 23, 1976 and
recorded on November 23, 1976 in Book M-76 at page 18895, and
Mortgage, including the terms and provisions thereof to secure
the amount noted below and other amounts secured thereunder, if
any; Mortgagor: Russel J. Walters and Renate F. Walters,
husband and wife; Mortgagee: State of Oregon, represented and
acting by the Director of Veterans' Affairs, dated on May 2,
1980 and recorded on May 6, 1980 in Book M-80 at page 8295.
WHICH SAID MORTGAGES, 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
\$90,000.00.

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 16th day of September, 1991.

Continued on next page

91 SEP 25 PM 3 30

WARRANTY DEED
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Russell J. Walters
RUSSELL J. WALTERS

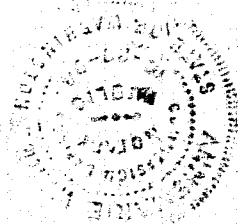
Renate F. Walters
RENATE F. WALTERS

STATE OF Washington, County of Pierce ss.

9/25/, 1991

Personally appeared the above named RUSSELL J. WALTERS AND RENATE F. WALTERS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for OREGON Washington
My Commission Expires: 10/29/94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day
of Sept. A.D., 1991 at 3:30 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 19592

FEE \$33.00

Evelyn Biehn County Clerk
By [Signature]