

ORIGINAL

42103

Vol. m92 Page 5164

after recording return to:

Steven P. Small, Atty at Law
1436 Park Street, Alameda, CA 94501

WARRANTY DEED - Statutory Form

DONALD D. McCULLOUGH, GRANTOR, conveys and warrants to
DONALD D. McCULLOUGH as trustee of the DONALD D. McCULLOUGH
TRUST dated February 26, 1992, GRANTEE,

ALL the real property described in the legal description marked Exhibit
"A" attached hereto and by this reference made a part hereof as though fully
set forth herein.

Grantor covenants that grantor is the owner of the above described
property and that said property is free from all encumbrances except:

- The rights of the public in and to that portion of the property lying within the limits of public roads, streets, or highways;
- Conditions, Restrictions as shown on the recorded plat of DeWitt Home Tracts;
- 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. The assignee's interest thereunder was assigned: To: Donald D. McCullough; Recorded on May 30, 1991 in Book M-91 at page 10187. WHICH SAID CONTRACT OF SALE THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

The true consideration for this conveyance is \$1.00.

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

51
8
AM
12
MAR
92

4800

TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 26th day of February, 1992.

Donald D. McCullough
DONALD D. McCULLOUGH

State of California
County of Alameda

On February 26, 1992, before the undersigned, a notary public in and for the above named county and state, personally appeared DONALD D. McCULLOUGH, personally known by me, and based on satisfactory evidence, proved to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his voluntary act and deed.

Steven P. Small
Steven P. Small, Notary Public Seal:



Until a change is requested, all tax statements shall be sent to the following address:
(tax accounts numbers 50584 R495057 & 50587 R495084)

Donald D. McCullough
2124 Pacific Avenue
Alameda, CA 94501

~~STATE OF OREGON: COUNTY OF KLAMATH: ss.~~

~~Filed for record at request of Steven P. Small, aty, on the _____ day of _____, A.D., 1992
at _____ o'clock _____ M., and duly recorded in Vol. _____ of _____ on
Page _____ Evelyn Biehn, County Clerk by _____~~

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

EXHIBIT A

WARRANTY DEED

DONALD. D. MCCULLOUGH

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Steven P. Small

on this 12th day of March A.D., 1992
at 8:51 o'clock A.M. and duly recorded
in Vol. M92 of Deeds Page 5164.

Evelyn Biehn County Clerk

By Pauline Mulender

Fee, \$40.00

Deputy.