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Aspen
 TITLE & ESCROW, INC.

Vol. 93 Page 2779

 HVC
 #02039456
 WARRANTY DEED

 AFTER RECORDING RETURN TO:
 ROBERT G. CULLINAN
 P.O. BOX 157
 PALOMAR MOUNTAIN, CA 92060

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

 JAMES A. STURGESS AND CHRISTINE P. STURGESS, hereinafter called
 GRANTOR(S), convey(s) to ROBERT G. CULLINAN 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
 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 covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and those apparent upon the land,

 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
 \$15,000.00.

 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 18th day of February, 1993.

James A. Sturges
 JAMES A. STURGESS

Christine P. Sturges
 CHRISTINE P. STURGESS

 CALIFORNIA
 STATE OF ~~OREGON~~, County of SAN DIEGO ss.

February 1, 1993.

 Personally appeared the above named JAMES A. STURGESS AND
 CHRISTINE P. STURGESS and acknowledged the foregoing instrument
 to be their voluntary act and deed.

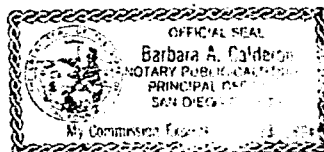
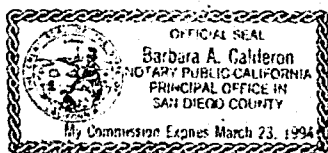
 Before me: Barbara A. Calderon
 Notary Public for the State of California
 My Commission Expires: March 23, 1994


EXHIBIT "A"

PARCEL 1:

A portion of the NW 1/4 SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is East along the East-West centerline of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 150 feet from the center quarter corner of said Section 10; thence continuing East along said centerline a distance of 180 feet; thence South parallel to the North-South centerline of said Section 10 a distance of 100 feet to a point; thence West parallel to the East-West centerline a distance of 180 feet to a point; thence North parallel to said North-South centerline a distance of 100 feet to the point of beginning.

CODE 78 MAP 3606-10DB TL 600

PARCEL 2:

A portion of the NW 1/4 SE 1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is East along the center line of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 150 feet from the center of said Section 10 and thence South at right angles to said center line a distance of 100 feet to the true point of beginning; thence continuing South a distance of 75 feet to a point; thence East parallel to said center line a distance of 180 feet to a point; thence North at right angles to said center line a distance of 75 feet to a point which is 100 feet South of said center line; thence West parallel to and 100 feet Southerly from said center line a distance of 180 feet to the point of beginning.

CODE 8 MAP 3606-10DB TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day
of Feb. A.D., 19 93 at 10:21 o'clock AM., and duly recorded in Vol. M93,
of Deeds on Page 2779.
Evelyn Biehn County Clerk
By Pauline Muelens

FEE \$35.00