

71706

11-23-93A10:30 RCVD

WARRANTY DEED (INDIVIDUAL)

Vol 193 Page 30988

LUTHER H. DEARBORN

FRIEDA BERNICE WILSON, PAUL E. CULBERTSON, hereinafter called grantor, convey(s) to
 tenants in common, but with rights of survivorship, WALTER R. CULBERTSON, not as
 of Klamath, State of Oregon, described as:

A parcel of property located in Lot 5, Block 12 of 4th Addition to
 WINEMA GARDENS, in the County of Klamath, State of Oregon, more
 particularly described as follows:
 Beginning at a point on the West line of said Lot 5, said point being
 South, a distance of 70.40 feet from the Northwest corner of said Lot
 5; thence North, along the West line of said Lot 5, a distance of 50.68
 feet, to a point being South, a distance of 19.72 feet from the Northwest
 corner of said Lot 5; thence North 84°53'42" East, a distance of
 112.37 feet, to a point on the East line of said Lot 5, said point being
 South 05°06'18" East, a distance 9.76 feet from the Northeast corner
 of said Lot 5; thence South 05°06'18" East, along the East line of
 said Lot 5, a distance of 60.92 feet; thence West, along a line 70.40
 feet when measured at right angles and parallel to the North line of said
 Lot 5, a distance of 117.37 feet, to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

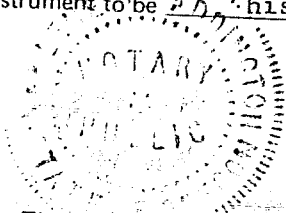
The true and actual consideration for this transfer is \$ 57,900.00

Dated this 12th day of October, 1978.

Luther H. Dearborn

STATE OF OREGON, County of Klamath) ss.

On this 13th day of October, 1978, personally appeared the above named
 Luther H. Dearborn, his voluntary act and deed, and acknowledged the foregoing
 instrument to be his



Before me

Darlene V. Addington

Notary Public for Oregon

My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the
 property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration
 consists of or includes other property or value given or promised which is part of the whole
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Walter Culbertson
 3930 Lamarada Way
 Klamath Falls, Or
 97603

STATE OF OREGON,

County of

I certify that the within instrument was received for record
 on the day of 10,
 at o'clock M. and recorded in book
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

SUBJECT TO:

1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations, building set-back lines and utility easements as set forth on the plat and in the dedication of Fourth Addition to Winema Gardens.
4. An easement created by instrument, including the terms and provisions thereof,
Dated : January 13, 1976
Recorded : January 21, 1976 Book: M-76 Page: 972
In favor of : Casting C. doing business as S.O. Cable T.V.
For : 4 feet width in North 70 feet of Lot 5
5. An easement created by instrument, including the terms and provisions thereof,
Dated : September 16, 1976
Recorded : September 17, 1976 Book: M-76 Page: 14622
In favor of : Lois G. Golden
For : 10 feet wide from North to South along East boundary of 8 feet wide utility easement shown on plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal S&L
of November A.D., 19 93 at 10:30 o'clock A M., and duly recorded in Vol. M93 day
of Deeds on Page 30988

FEE \$35.00

By Evelyn Biehn County Clerk
Kenneth Mueller