

MC34690MS

WARRANTY DEED

JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey
 ROBERT CULVER and DOLORES CULVER, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

VACATED LOTS 1-4 AND 6-24 IN BLOCK 54, LOT 5 BLOCK 54, WORDEN TOWNSITE,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
 COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH VACATED ALLEYS
 WHICH INCURRED THERETO.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 13,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ,

Dated this 5th day of December, 1995.

James G. Clark
 JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF California

ss. December 5 19 95

COUNTY OF Contra Costa

Personally appeared the above named James G. Clark

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Cathy M. Shelton

Notary Public for Contra Costa County

My commission expires 12/18/96

(seal)

Return to:
 ROBERT CULVER

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
 of Dec A.D., 19 95 at 11:01 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 34191.

FEE \$30.00

Bernetha G. Letsch, County Clerk
 By Douglas Mullenbax