

## WARRANTY DEED

NTC 37829 DS

JAMES L. KELTON and SUSAN M. KELTON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WILL F. CULLINS and LOIS V. CULLINS, 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:

Lot 15 in Block 7 of Tract NO.1037, FIFTH ADDITION TO SUNSET VILLAGE,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 103,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3884 REDONDO WAY, KLAMATH FALLS, OR 97603

Dated this 6th day of May, 1996.

James L. Kelton  
JAMES L. KELTON

Susan M. Kelton  
SUSAN M. KELTON

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 6 19 96

COUNTY OF Klamath

Personally appeared the above named \_\_\_\_\_

James L. Kelton and Susan M. Kelton

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT37829-DS

Return to:

WILL F. CULLINS  
3884 REDONDO WAY  
KLAMATH FALLS, OR 97603

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 7th day of May A.D., 19 96  
at 2:37 o'clock PM. and duly recorded  
in Vol. M96 of Deeds Page 13022.

Bernetha G Letsch, County Clerk

By Christy Russell

Deputy.

Fee. 30.00