

96 JUL 19 AM 10:09

WARRANTY DEED

Vol. MAC Page 21615

21661

UTC 38494MS

GORDON WESTERLING and CLERRY WESTERLING, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN FUGATT and BARBARA FUGATT, 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:

THE SOUTH 879.86 OF THE NORTH 1,760.96 FEET OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1135 6TH STREET, HERMOSA BEACH, CA 90254

Dated this 9th day of July, 1996

Gordon Westerling
GORDON WESTERLING

Clerry Westerling
CLERRY WESTERLING

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. July 9, 1996

COUNTY OF Los Angeles

Personally appeared the above named Gordon Westerling

And Clerry Westerling

and acknowledged the foregoing instrument to be their voluntary act

Before me: Ruby L. Johnson

Notary Public for State of California

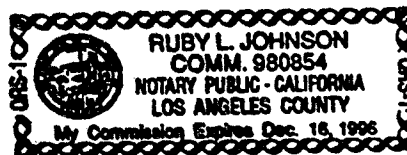
My commission expires 12-16-96

(seal)

ESCROW NO. MT38494-MS

Return to:

JOHN FUGATT
1135 6TH STREET
HERMOSA BEACH, CA 90254



STATE

21616

RECORDS SECTION OF CLERK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 19th day
of July A.D., 1996 at 11:09 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 21615

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Russell

THIS DOCUMENTATION WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:

DEEDS SECTION, CHAPTER 31, ORS, AND THE RULES THEREOF

COMPLIANCE WITH THE RULES OF THE CLERK OF THE COUNTY OF KLAMATH

CLERK OF THE COUNTY OF KLAMATH

NOTARIAL ACKNOWLEDGEMENT

DEEDS SECTION

NOTARIAL ACKNOWLEDGEMENT: THIS DEED WAS PREPARED BY AMERITITLE, A TITLE INSURANCE COMPANY, AND WAS DULY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, ON JULY 19, 1996, AT 11:09 AM.

THE DEED WAS PREPARED IN ACCORDANCE WITH THE RULES OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, AND THE RULES THEREOF.

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STREET

MAVERICK DEED

DEED 13 JUL 96

NOTARIAL

STREET