

**Aspen**  
TITLE & ESCROW, INC.  
ESCROW NO. 02048977

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
TROY DEAN CULVER  
ANGELA KAY NELSON

5207 JINSLEY LAWS  
KLAMATH FALLS, OR 97603

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

Troy D. Culver, hereinafter called GRANTOR(S), convey(s) and  
warrants to TROY DEAN CULVER and ANGELA KAY NELSON, WITH FULL  
RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that  
real property situated in the County of KLAMATH, State of  
Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO.....

"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 those covenants,  
conditions, restrictions, Reservations, rights, rights of way  
and easements of record.

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 TO CLEAR  
TITLE.

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 2nd of February 1999.

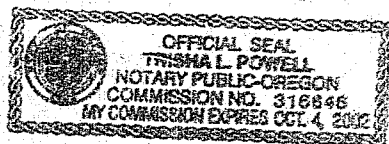
Troy Dean Culver  
Troy D. Culver

STATE OF OREGON, County of Klamath ) ss.

February 2, 1999

Personally appeared the above named TROY D. CULVER and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Trisha L. Powell  
Notary Public for OREGON  
My Commission Expires: 10/4/2002



## EXHIBIT "A"

A tract of land situate in the SW 1/4 NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 30 degrees 00' West a distance of 120.06 feet to a point; thence North 59 degrees 12' West a distance of 163.58 feet, more or less, to a point on the Southeasterly line of the Old Midland Road; thence Northeasterly, along said Southeasterly line, being on the arc of a curve to the right, a distance of 148.35 feet, more or less, to the point of beginning,

SAVING AND EXCEPTING any portion thereof contained in the Midland Highway as said highway has been relocated.

CODE 172 MAP 3909-16BO TL 1800

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of February A.D. 1999 at 11:15 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 4487

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross