

MTC 46440-MG  
WARRANTY DEED

Vol 1439 Page 16155

99 APR 29 P3:31

DAVID B. MCCULLOCH and SANDRA J. MCCULLOCH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WESTERN HOMES, INC., an Oregon Corporation, 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 Easterly 73 feet of Lot 1 in Block 2 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, 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:

SUBJECT TO: TRUST DEED RECORDED NOVEMBER 13, 1978 IN VOLUME M78, PAGE 25406, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF FIRST NATIONAL BANK OF OREGON AS BENEFICIARY.

AND SUBJECT TO: TRUST DEED RECORDED APRIL 4, 1996 IN VOLUME M94 PAGE 9477, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF FIRST INTERSTATE BANK OF OREGON, N.A. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THE ABOVE DESCRIBED TRUST DEEDS AND THE GRANTORS AGREE TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 \$ 43,833.14.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5729 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 2 day of April, 1999

DAVID B. MCCULLOCH

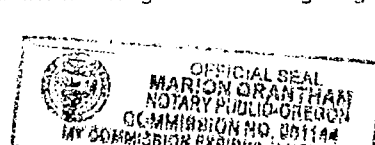
SANDRA J. MCCULLOCH

STATE OF Oregon SS. April 2, 1999

COUNTY OF Klamath

Personally appeared the above named David B. McCulloch and Sandra J. McCulloch

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: Marion Oranthan  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT46440-MG

Return to:  
WESTERN HOMES, INC.  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 29TH day  
of APRIL A.D. 1999 at 3:31 o'clock P. M., and duly recorded in Vol. M99  
of DEEDS on Page 16155

FEE 35.00

by Linda Smith Linda Smith, County Clerk