

**M05-65299**

Klamath County, Oregon

09/28/2005 03:09:24 PM

Pages 2 Fee: \$26.00

After Recording Return to:

Stuart Jay McCullough

Barbara Bunn McCullough

1310 Thomas Dr.  
Martinez, Ca. 94553

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

*ATE 62166 MS*

DONNA M. MITCHELL, herein called grantor, convey(s) to **STUART MCCULLOUGH AND BARBARA BUNN MCCULLOUGH, HUSBAND AND WIFE**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$210,000.00**. The execution of this Deed directly to the Grantee named herein is done at the direction of Pacific Realty Exchange, Inc. as part of a tax deferred exchange for the benefit of the Grantee named herein.

(here comply with the requirements of ORS 93.930)

**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.**

Dated September 21, 2005.

*Donna M. Mitchell*

DONNA M. MITCHELL

STATE OF OREGON, County of Klamath ) ss.

On Sept. 21, 2005 personally appeared the above named Donna M. Mitchell and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



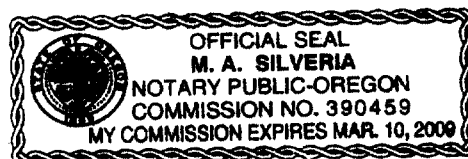
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062166

Before me: *M.A. Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



**Exhibit A**

**That portion of Lot 15, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON and that portion of Block 1A of WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which is the Southeasterly corner of said Lot 15 in Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon, and also the Northeasterly corner of Block 1A of Williams Addition to said City and running thence South 20° 55' East along the Southwesterly line of Pacific Terrace, a distance of 66.7 feet to a point which is the Southeasterly corner of said Block 1A; thence North 66° 05" West along the Southwesterly boundary of said Block 1A a distance of a 117.0 feet to a point; thence North 41° 20" East, a distance of 20.9 feet to a point that is on the boundary line between said Lot 15 and said Block 1A mentioned above; thence continuing on the same bearing a distance of 73 feet to a point on the Easterly line of said Lot 15; thence South 20° 55" East along the Southwesterly line of Pacific Terrace, a distance of 59.5 feet to the point of beginning.**

**CODE 001 MAP 3809-028CD TL 05700 KEY# 373884**