

19839

WARRANTY DEED (INDIVIDUAL)

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JAMES H. WALLINDER

hereinafter called grantor, convey(s) to

JAMES C. CUMMINGS and WANDA J. CUMMINGS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

See legal description on Exhibit "A" attached 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, plat restrictions, reservations, rights, rights of way and easements now of record.

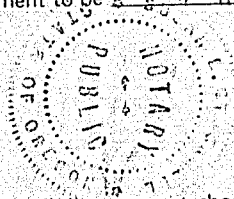
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 4,000.00.Dated this 29 day of September, 19 76.

James H. Wallinder
James H. Wallinder

STATE OF OREGON, County of Klamath) ss.

On this 29 day of September, 19 76 personally appeared the above named James H. Wallinder and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Susan L. Stoddell

Notary Public for Oregon

My commission expires: 6-13-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Mr. & Mrs. James Cummings
131 Dahlia
Klamath Falls, Or 97601
and until further notice, send
all tax statements to the above.

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

By _____

Title

Deputy

15614

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Beginning at the most Northerly corner of Lot 6 in Block 12 of ELDERADO ADDITION, a platted subdivision of the City of Klamath Falls, Oregon, which point of beginning is on the Southwesterly line of Eldorado Boulevard; thence North $49^{\circ} 51\frac{1}{2}'$ West along the Southwesterly line of said Eldorado Boulevard a distance of 85 feet, more or less to the centerline of Birch Street said Eldorado Addition; thence South $40^{\circ} 08'$ West along said center line, a distance of 87.34 feet; thence South $24^{\circ} 49\frac{1}{2}'$ East 33.34 feet, more or less, to the most Northeasterly corner of Lot 8, of said Block 12; thence Southeasterly along the Easterly line of said Lot 8, a distance of 55.46 feet to the most Westerly corner of said Lot 6; thence North $40^{\circ} 08'$ East along the Northwesterly line of said Lot 6, a distance of 110 feet to the point of beginning, formerly Lot 7, Block 25 of the vacated portion of Eldorado Heights and a vacated portion of Birch Street of said Eldorado Heights, Klamath County, Oregon.

STATE OF OREGON,
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 5th day of OCTOBER A.D. 19 76

at 10:36 o'clock A.M. and duly

recorded in Vol. M 76 of DEEDS

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Wm D. MILNE, County Clerk

By *Hazel Day* Deputy

Fee \$ 6.00