

MOUNTAIN TITLE COMPANY

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77341

MC 18311-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GENEVA A. CUMMINGS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICKEY D. CUMMINGS and ESTER CUMMINGS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract No. 65 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
SUBJECT TO: 1983-1984 real property taxes, delinquent; 1984-1985 real property taxes, delinquent; 1985-1986 real property taxes, delinquent; and 1986-1987 real property taxes, a lien due and payable, which the Grantees named herein agreed to assume and pay in full.

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"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of July, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Geneva A. Cummings  
GENEVA A. CUMMINGS

STATE OF OREGON, County of Klamath, ss.  
July 23, 1987

Personally appeared the above named GENEVA A. CUMMINGS

and acknowledged the foregoing instrument to be her voluntary act and deed.

Relate me: Kristin Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of ss.  
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Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

GENEVA A. CUMMINGS  
5460 Cottage  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

MICKEY D. CUMMINGS and ESTER CUMMINGS  
P.O. Box 41  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of July, 1987, at 11:22 o'clock A.M., and recorded in book M87 on page 13236 or as file/reel number 77341  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Sam Smith, Recording Officer Deputy

Fee: \$10.00

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