

91720

MTC-20221 D

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That

GENEVIEVE A. LEPPERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARLIN O. CUNNINGHAM & JULIE M. CUNNINGHAM, Husband and Wife

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:

Lot 2 in Block 15 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 014CA 00400



## MOUNTAIN TITLE COMPANY

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 20 day of September, 1988, 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.

Genevieve A. Leppert

Genevieve A. Leppert

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of September 20, 19 88 ss.

Personally appeared the above named Genevieve A. Leppert

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Washington September 20, 1988 ss.

Personally appeared

and 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 full of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: May 9, 1992

Leppert

3280 SW 170th, Apt 1008  
Beaverton, OR 97006

GRANTOR'S NAME AND ADDRESS

Cunningham

5081 Laurelwood

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cunningham

above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ticor Tax Service

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of Sept., 1988, at 2:14 o'clock P.M., and recorded in book M88 on page 15637 or as file/reel number 91720.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Christine M. Muller, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY