

#01635264
WARRANTY DEED

AFTER RECORDING RETURN TO:
 Mr. and Mrs. Farrell T. Cummings
2151 Eberlein Ave.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

ELMER C. EDWARDS, hereinafter called GRANTOR(S), convey(s) to
 FARRELL T. CUMMINGS AND CHERYL L. CUMMINGS, husband and wife,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

The West 30 feet of Lot 468 and the East 10 feet of Lot 469 in
 Block 121 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the
 County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, TL 13400.

"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 covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except 1) Regulations,
 including levies, liens and utility assessments of the City of
 Klamath Falls. 2) Conditions, Restrictions as shown on the
 recorded plat of Mills Addition. 3) Declaration of Conditions
 and Restrictions recorded February 20, 1930 in Book 91, page 4.,

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
 \$26,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 11th day of July, 1990.

Elmer C. Edwards
 ELMER C. EDWARDS

STATE OF OREGON, County of KLAMATH)ss.

July 11, 1990.

Personally appeared the above named ELMER C. EDWARDS and
 acknowledged the foregoing instrument to be his voluntary act

and deed

Before me

Notary Public for Oregon

My Commission Expires: March 22, 1993.

Farlene T. Addington
 Farlene T. Addington

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 18 day
 of July A.D., 19 90 at 11:03 o'clock A M., and duly recorded in Vol. M90
 of deeds on Page 14238
 FEE 28.00
 By Evelyn Biehn County Clerk
Bernetha M. Helsch

90 JUL 19 AM 11 03