

18326

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

M. E. CUNNINGHAM and ROSE J. CUNNINGHAM, husband and wife  
hereinafter called grantor,  
convey(s) to SYDNEY A. BECKERMAN and BERNICE M. BECKERMAN, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 15, Block 309, DARROW ADDITION, in the City of Klamath Falls, in the  
County of Klamath, State of Oregon.

## SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, Restrictions as shown on the recorded plat of Darrow Addition.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See above

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 \$ 66,000.00. 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)° (Delete between symbols° if not applicable. See ORS 93.030)

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 31st day of July, 19 90.

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named M. E. Cunningham and Rose J. Cunningham  
instrument to be THEIR voluntary act and deed.

Before me: Tracey O. Chandler  
Notary Public for Oregon  
My Commission Expires: 7-6-94



M.E. & Rose J. Cunningham  
1535 Mitchell St.  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS  
Sydney A. & Bernice M. Beckerman  
15110 Pelican St.  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 Main St.  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was received for record on the 1st day of Aug., 19 90, at 9:08 o'clock A.M., and recorded in book/reel/volume No. M90 on page 15313 or as document/fee/file/instrument/microfilm No. 18326, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Debbie M. Mendenhall Deputy

Fee \$28.00