

18911



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 16343

THOMAS F. WEIKS and JUDITH A. WEIKS, husband and wife

convey(s) to MARVIN A. CUNNINGHAM and SYLVIA KAY CUNNINGHAM, hereinafter called grantor,
and wife and husband
County of Klamath, State of Oregon, described as:

Lot 9, Block 34, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Conditions, Restrictions, as shown on the recorded plat of Fifth Addition to Klamath River Acres.
3. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath River and public rights of fishing and recreation in and to the shoreline of said river.
4. Easement, including the terms and provisions thereof, for transmission and distribution of electricity, granted to The California Oregon Power Company, a California Corporation, recorded August 10, 1933 in Book 101 at **

"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
*Page 331.

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 \$ 67,000.00. *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 2nd day of August,
19 90.

STATE OF OREGON, County of San Diego ss.
Aug 3, 1990, 19

Personally appeared the above named Thomas F. Weiks
Judith A. Weiks

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



OFFICIAL SEAL
MARY S. RODRIGUEZ
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires August 7, 1992

Before me:

Notary Public for CaliforniaMy Commission Expires: Aug 7, 1992

Thomas F. & Judith A. Weiks
2441 Pamo Ave
San Diego CA 92104

GRANTOR'S NAME AND ADDRESS

Marvin A. & Sylvia Kay Cunningham
11304 Spring Ct.
Reno OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main St.
RFO 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 15th day of Aug., 19 90, at 10:52 o'clock A M., and recorded in book/reel/volume No. M90 on page 16343 or as document/fee/file/instrument/microfilm No. 18911. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullendare Deputy

Fee \$28.00

FORM 685-2.5M

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