

18911



WARRANTY DEED (INDIVIDUAL)

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

convey(s) to MARVIN A. CUNNINGHAM and SYLVIA KAY CUNNINGHAM, husband and wife hereinafter called grantor, and wife all that real property situated in the 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 Kalmath 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 <sup>the whole</sup> <sub>part of the</sub> 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 3rd day of August, 19 90.

STATE OF OREGON, County of San Diego ss.

Personally appeared the above named Thomas F. Weiks and Judith A. Weiks and acknowledged the foregoing instrument to be their voluntary act and deed.



OFFICIAL SEAL  
MARY S. RODRIGUEZ  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
SAN DIEGO COUNTY

Before me: Mary S. Rodriguez  
Notary Public for California  
My Commission Expires: Aug 7, 1992

Thomas F. & Judith A. Weiks  
2441 Pano 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 Mullendore Deputy

SPACE RESERVED FOR RECORDER'S USE

25 AUG 15 AM 10 52