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WARRANTY DEED

#01035513

AFTER RECORDING RETURN TO: Mr. and Mrs. Farrell T. Cummings Mr. and Mrs. Michael D. Hargan c/o_2151 Eberlein Klamath Jallo, OR 97603 Klamath Jalls,

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

ELAINE B. WHITTLE, formerly ELAINE B. GRAY, hereinafter called GRANTOR(S), convey(s) to FARRELL T. CUMMINGS AND CHERYL L. CUMMINGS, husband and wife, as to an undivided one-half interest and MICHAEL D. HARGAN and JOANNE M. HARGAN, husband and wife, as to an undivided one-half interest, hereinaftercalled GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 408, Block 110, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 5900

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"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 ć.xć APPROVED USES." 1.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 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 Mills Addition to the City of Klamath Falls. 4) Notice of Condemnation Proceedings, recorded January 17, 1986 in Book M-86 at page 889.

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 \$8,000.00.

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 17th day of September, 1990.

-07, lance

ELAINE B. WHITTLE

STATE OF OREGON, County of KLAMATH)ss.

SEPTEMER 8, 1990

Personally appeared the above named ELAINE B. WHITTLE acknowledged the foregoing instrument to be her voluntary act 57.7E and deed. N.

Before me: Notary Public for Oregon 9-20 My Commission Expires:

Vol. 0190 Paga 19361

EIVER STONE



STATE OF OREGON: COUNTY OF KLAMATH: ss.

	Sept.		<u>90</u> at	3.17			the	25th	day
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