

21584

HTC #24458-N

WARRANTY DEED

LEWIS W. CUNNINGHAM and HARRIET A. CUNNINGHAM,

KNOW ALL MEN BY THESE PRESENTS That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS RAYMOND HUDSON and PANELA B. HUDSON, as tenants by the entirety

the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, certaintments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 21 of Block 40 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809 028CA 13600

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of October, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath
October 17, 19 90

Lewis W. Cunningham
Harriet A. Cunningham

Personally appeared the above named
Lewis W. Cunningham and
Harriet A. Cunningham

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

Before me, *Evelyn Biehn*

Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Oct., 19 90

at 9:12 o'clock A.M., and recorded in book 190 on page 20999 or as filed reel number 21584.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Quilley Mulvader* Deputy

SPACE RESERVED FOR ANY OTHERS USE

Fee \$28.00