



24360

Aspen

TITLE & ESCROW, INC.

0035951

WARRANTY DEED

Vol. m91 Page 225AFTER RECORDING RETURN TO:
Mr. and Mrs. Farrell T. Cummings2151 Eberlein
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEG.O. ERLANDSON, hereinafter called GRANTOR(S), convey(s) to
FARRELL T. CUMMINGS and CHERYL L. CUMMINGS, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lots 6C, 6D, 7C and 7D, Block 5, RAILROAD ADDITION IN THE CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BB TL 7800

CODE 1 MAP 3809-33BB TL 7900

CODE 1 MAP 3809-33BC TL 5800

"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."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of Railroad Addition in the City of Klamath Falls.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
\$35,000.00.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 28th day of December 1990.G.O. Erlandson
G.O. ERLANDSON

STATE OF OREGON, County of Klamath)ss.

January 2, 1991Personally appeared the above named G.O. ERLANDSON and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: Charlotte Hroz

Notary Public for Oregon

My Commission Expires: 9-20-93STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title co.on this 4th day of Jan. A.D., 1991
at 3:37 o'clock P M. and duly recorded
in Vol. M91 of Deeds Page 225

Evelyn Biehn

County Clerk

By Pauline Y. Nuckel

Fee, \$28.00

Deputy.

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