



28897

Vol. m91 Page 8147#01036249
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Farrell T. Cummings
2151 Eberlein
Klamath Falls, OR 97601

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

JOHN LESTER, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

CODE 1, MAP 3809-30AA, TAX LOTS 6400 AND 6500.

"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." *J.T.C. OK*

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) Three Easements, including the terms and
provisions thereof, recorded June 12, 1930 in Book 91, page 353
and recorded September 23, 1930 in Book 93, page 61 and recorded
November 21, 1978 in Book M-78, page 26319. 3) Trust Deed,
including terms and provisions thereof, recorded November 19,
1986, in Book M-86, page 21105, in favor of Jackson County
Federal Savings and Loan Association and subsequently assigned to
Countrywide Funding Corporation, which Trust Deed the
Grantees herein agree to assume and pay according to the terms
contained therein.,

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
\$54,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

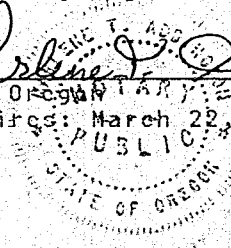
IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of April, 1991.


JOHN LESTER

STATE OF OREGON, County of KLAMATH)ss.

On May 1 ^{*ma N.P.*} 1991, personally appeared John Lester and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: 
Notary Public for Oregon
My Commission Expires: March 22, 1993.



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EXHIBIT "A"

PARCEL 1:

Lot 8, Block 48, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land situated in Lots 6 and 7, Block 48, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the most Southerly corner of Lot 6, Block 48, said Buena Vista Addition; thence North 57 degrees 00' 00" West, 35.0 feet; thence North 50 degrees 00' 00" West 47.0 feet; thence South 17 degrees 43' 55" West, to an intersection with the Northerly line of Lot 8, Block 48, said Buena Vista Addition; thence South 64 degrees 45' 58" East to the point of beginning.

CODE 1 MAP 3809-30AA TL 6400
CODE 1 MAP 3809-30AA TL 6500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of May A.D., 19 91 at 10:16 o'clock A M., and duly recorded in Vol. M91,
on Page 8147
of Deeds
Evelyn Biehn, County Clerk
By Rachel Muelendore

FEE \$33.00