

## WARRANTY DEED

32964 MTC25785-LH

KNOW ALL MEN BY THESE PRESENTS, That MICKEY D. CUMMINGS and JACKIE JOAN GIFFORD, with the rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called DANIEL ROBERT BENINGFIELD the grantee, 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 5, Block 6, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 those of record and those apparent upon the land, if any, as 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 \$ 25,000.00

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 19 day of July, 19 91; 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 ss.  
July 19, 19 91.

Personally appeared the above named  
MICKEY D. CUMMINGS  
JACKIE JOAN GIFFORD

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

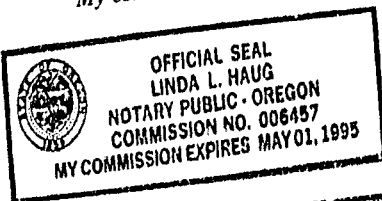
Before me:

Linda L. Haug  
Notary Public for Oregon  
My commission expires:

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 \_\_\_\_\_ (SEAL)  
My commission expires:



MICKEY D. CUMMINGS and JACKIE JOAN GIFFORD  
P. O. BOX 41  
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS  
DANIEL ROBERT BENINGFIELD  
2182 20TH AVENUE  
SACRAMENTO, CA 95822

GRANTEE'S NAME AND ADDRESS  
DANIEL ROBERT BENINGFIELD  
2182 20TH AVENUE  
SACRAMENTO, CA 95822

NAME, ADDRESS, ZIP  
DANIEL ROBERT BENINGFIELD  
2182 20TH AVENUE  
SACRAMENTO, CA 95822

NAME, ADDRESS, ZIP  
DANIEL ROBERT BENINGFIELD  
2182 20TH AVENUE  
SACRAMENTO, CA 95822

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 8th day of Aug., 19 91, at 9:34 o'clock A M., and recorded in book M91 on page 15532 or as file/reel number 32964.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Daniel Muelens Deputy

Fee \$28.00