34279 — WARRANTY DEED — Volume M91 Page 17929

KNOW ALL MEN BY THESE PRESENTS, That KRIS A. CINKOVICH and JOAN M. CINKOVICH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUDITH A. MC CULLICK, hereinafter called 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 1 in Block 6 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded July 10, 1990, in Volume M90, page 13548, Microfilm Records of Klamath County, Oregon and rerecorded August 29, 1990, in Volume M90, page 17340, Microfilm Records of Kalmath County, Oregon, in favor of Oregon Housing Agency, which the above named Grantee hereby agrees to assume and pay in full.

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 upon 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 $ 49,900.00.

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 _____ day of August, 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.

Joan M. Cinkovich as attorney-in-fact for Kris A. Cinkovich

JOAN M. CINKOVICH as attorney-in-fact for KRIS A. CINKOVICH

Joan M. Cinkovich

JOAN M. CINKOVICH

STATE OF ~~OREGON~~ COLORADO)
County of Larimer) ss.
August, 19 91.

Personally appeared the above named JOAN M. CINKOVICH for herself and as attorney-in-fact for KRIS A. CINKOVICH and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Bonnie Buchanan
Notary Public for Oregon Colorado
My commission expires: My Commission Expires August 22, 1994

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)

KRIS A. CINKOVICH & JOAN M. CINKOVICH
704 W. SIXTH ST.
LOVELAND, CO 80537
GRANTOR'S NAME AND ADDRESS

JUDY A. MC CULLICK
4801 LORRAYNE
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 9th day of Sept., 19 91, at 2:53 o'clock P.M., and recorded in book M91 on page 17929 or as file/reel number 34279, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee $28.00

'91 SEP 9 PM 2 53

MOUNTAIN TITLE COMPANY