

55572



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 92 Page 30519

DENNIS P. ROTHERHAM

_____, hereinafter called grantor,
convey(s) to The Trust of MARY E. CUNNINGHAM, MARY E. CUNNINGHAM, Trustee
all that real property situated in the
County of Klamath, State of Oregon, described as:

That part of Lot 40, FAIR ACRES SUBDIVISION #1, in the County of
Klamath, State of Oregon, described as follows:

Beginning at a point 383.4 feet South of the Northwest corner of said
Lot 40; thence South 90 feet; thence East 313 feet; thence North 90
feet; thence West 313 feet to the point of beginning.

EXCEPTING THEREFROM the Westerly 5 feet taken for the widening of
Kane Street, as set forth in deed recorded December 2, 1963 in Book
349 at Page 474, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3809-35DC TL 2300

"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 DEPART-
MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Covenants, conditions, reservations, restrictions, rights, rights of way
and easements of record if any, and those apparent on the land.
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 \$ 57,000.00. *However, the actual con-
sideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration
(indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

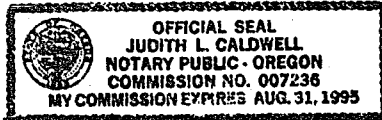
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of December,
1992.

Dennis P. Rotherham
Dennis P. Rotherham

STATE OF OREGON, County of KLAMATH)ss.December 22, 1992.Personally appeared the above named Dennis P. Rotherham

and acknowledged the foregoing

Instrument to be his voluntary act and deed.Before me: *Judith L. Caldwell*Notary Public for OregonMy Commission Expires: 8-31-95

Dennis P. Rotherham

1555 Kane St.

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

The Trust of Mary E. Cunningham,

Mary E. Cunningham, Trustee

1555 Kane St., Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L

2943 So. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath 1st Federal S&L

2943 So. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 23 day
of December, 1992,
at 10:52 o'clock A. M., and recorded
in book/reel/volume No. 192 on
page 30519 or as document/fee/file/
Instrument/microfilm No. 55572,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Beihn, County Clerk

NAME

TITLE

By *Evelyn Beihn* Deputy