

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Farrell T. Cummings and Cheryl L. Cummings

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Ingolia
and Barbara Ingolia, husband and wife, 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 Block 300, DARROW ADDITION 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 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 \$ 37,500.00.

[illegible]

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 2nd day of July, 19 93; 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 2, 1993

Farrell T. Cummings
Cheryl L. Cummings

Personally appeared the above named _____
Farrell T. Cummings and
Cheryl L. Cummings

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

Before me: Eric Koney
Notary Public for Oregon
My commission expires: 2-11-96



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)

Farrell T. Cummings & Cheryl L. Cummings
8449 HILL ROAD
KLAMATH FALLS, OR 97603

John Ingolia and Barbara Ingolia
1100 Mitchell St.
Klamath Falls, OR 97601

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

~~Klamath First Federal~~
~~P. O. Box 5270~~
~~Klamath Falls, OR 97601~~

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of July, 1993, at 1:53 o'clock P M., and recorded in book M93 on page 15989 or as file/reel number 64067

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Miller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY