

K-45409  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

JOHN DUANE CUMMINGS AND VAN DEE CUMMINGS

conveys and warrants to ERIC L. NELSON AND KATHLEEN J. NELSON, HUSBAND AND WIFE, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

THE WESTERLY 16 2/3 FEET OF LOT 10 AND THE EASTERLY 16 2/3 FEET OF LOT 11 IN  
BLOCK 28 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND  
THOSE APPARENT UPON THE LAND, CONTRACT AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 21,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES.

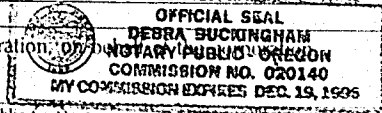
DATED this 12th day of July 19 93. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

John Duane Cummings  
JOHN DUANE CUMMINGS

Van Dee Cummings by John Duane Cummings  
VAN DEE CUMMINGS

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me  
this 12th day of July 19 93  
by JOHN DUANE CUMMINGS FOR HIMSELF AND AS  
ATTORNEY IN FACT FOR VAN DEE CUMMINGS

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation of \_\_\_\_\_



STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title co  
on this 14th day of July A.D. 19 93  
at 11:08 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 16916  
Evelyn Biehn County Clerk  
By Debra Buckingham

Fee, \$30.00

Deputy.

Debora Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-96

After recording return to:

Mr. & Mrs. Eric L. Nelson  
P.O. Box 883  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Eric L. Nelson  
P.O. Box 883  
Klamath Falls, Oregon 97601