

STATUTORY WARRANTY DEED

Grantor's Name and Address:

Cummings Transfer Company
an Oregon corporation
740 29th Avenue
P. O. Box 826
Albany, OR 97321

Grantee's Name and Address:

Jim Greenhaw
Marilee Greenhaw
4436 Denver Avenue
Klamath Falls, OR 97603

After recording return to:

James H. Jordan
Attorney at Law
P. O. Box 983
Albany, OR 97321

The true and actual
consideration for this
conveyance is \$35,000.00.

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

Jim Greenhaw
Marilee Greenhaw
4436 Denver Avenue
Klamath Falls, OR 97603

Tax Account Information:

Cummings Transfer Co., an Oregon corporation, Grantor, conveys and warrants to Jim Greenhaw and Marilee Greenhaw, husband and wife, as tenants by the entirety, Grantee, the following described real property located in Klamath County, Oregon:

Lots 1, 2 and 3, Block 66, Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, and State of Oregon, excepting therefrom a strip of land one foot in width along the Westerly side of Lot 3, Block 66, Buena Vista Addition to the City of Klamath Falls, Oregon, and also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said Lot line, 1.00 foot; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.

Subject to:

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[gka:cumm2.bsd\dra#2\07-29-93]

1. Reservations and restrictions as contained in Deed recorded November 21, 1927, in Volume 70, pages 490 and 494, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Subject to reservations set forth in the dedication of the aforesaid Addition, and to the reservation of the street, alleys and boulevards therein".

2. Grant of right of way in favor of the California Oregon Power Company for electric transmission and distribution lines dated October 30, 1959, and recorded January 8, 1960, in Volume 318, page 215, Deed Records of Klamath County, Oregon.

3. Reservations, restrictions, easements and rights of way of record and those apparent on the land.

4. Liens or encumbrances made or suffered by grantee on or after January 5, 1992.

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.

DATED this 29 day of July, 1993.

Cummings Transfer Co., an Oregon corporation

By [Signature]
Richard M. Mikesell, President

STATE OF OREGON)
) ss.
County of Linn)

Date: 7/24/93

Personally appeared Richard M. Mikesell, who, being duly sworn did say that he is the president of Cummings Transfer Co. and that said instrument was signed in behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:



[Signature]
Notary Public for Oregon

My commission expires: 7/9/95

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Jordan the 19th day of Aug. A.D., 19 93 at 9:22 o'clock A M., and duly recorded in Vol. M93 of James H. Jordan on Page 20670

Evelyn Biehn County Clerk

FEE \$35.00

By [Signature]