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12-01-93A10:36 RCVD

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WARRANTY DEED

#03040286

AFTER RECORDING RETURN TO:

BARBARA JEAN WILLIAMS
2151 EBERLEIN AVENUE
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEFARRELL T. CUMMINGS and CHERYL L. CUMMINGS, husband and wife
hereinafter called GRANTOR(S), convey(s) to BARBARA JEAN
WILLIAMS hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:Lot 13, Block 211, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Npa 3809-33DB TL 17000

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
BURNING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenants that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, 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
\$37,500.00.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 24th day of November 1993.Farrell T. Cummings
FARRELL T. CUMMINGSCheryl L. Cummings
CHERYL L. CUMMINGS

STATE OF OREGON, County of Klamath ss.

On this 24th day of November, 1993,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: Curte Johnson
Notary Public for Oregon
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 1st day
of Dec. A.D., 19 93 at 10:36 o'clock A M. and duly recorded in Vol. M93
of Deeds on Page 31864

FEE \$30.00

Evelyn Biehn - County Clerk
By Debra M. Williams