

WARRANTY DEED

Grantor **PAUL W. CUNNINGHAM** and **ONA I. CUNNINGHAM**, husband and wife, conveys and warrants to *Grantee* the Trustee of **THE PAUL W. AND ONA I. CUNNINGHAM FAMILY TRUST**, a Revocable Living Trust established under the laws of the state of Oregon by an agreement dated September 23, 1994, of which the present Trustee is Paul W. Cunningham and Ona I. Cunningham, or either of them, of 1311 City View, Eugene, Oregon 97401, the hereinafter described real property, free of encumbrances except as specifically set forth herein, in Klamath County, Oregon.

Consideration: The true and actual consideration for this transfer is \$None, this transfer being for the purpose of estate planning.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: **Paul W. Cunningham & Ona I. Cunningham, Trustee, 6002 - 41st Ave SW, Seattle, WA 98136-1606.**

Person authorized to receive the instrument after recording: JoAnn K. Beck, 610 Glatt Circle, Woodburn, OR 97071.

[LEGAL DESCRIPTION]

Lot 3, Block 16, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The property is free from encumbrances **except** encumbrances of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

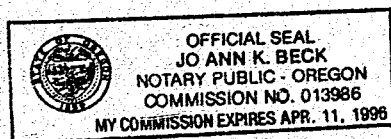
DATED this 23rd day of September, 1994.

Paul W. Cunningham
Paul W. Cunningham

Ona I. Cunningham
Ona I. Cunningham

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 23rd day of September, 1994, by PAUL W. CUNNINGHAM and ONA I. CUNNINGHAM.



Jo Ann K. Beck
Notary Public for Oregon
My Commission Expires: 04-11-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Engle & Schmidtman the 4th day
of Oct A.D., 19 94 at 9:50 o'clock A.M., and duly recorded in Vol. 894
of deeds on Page 30899

FEE \$35.00

Evelyn Biehn - County Clerk

By *Pauline Mullender*