

10-05-94P03:32 RCVD



WARRANTY DEED

#03042241  
AFTER RECORDING RETURN TO:

FARRELL T. CUMMINGS  
CHERYL L. CUMMINGS  
8449 Hill Road  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ARC INVESTMENTS, INC., a Texas Corporation, hereinafter called  
GRANTOR(S), convey(s) to FARRELL T. CUMMINGS and CHERYL L.  
CUMMINGS, husband and wife hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

The West 73.8 feet of Lot 1, Block 31, HILLSIDE ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1 Map 3809-29DA TL 7300

BCC  
ZTC

"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  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) 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 apparent upon the land, AND Mortgage  
recorded in Book M-78 at page 24324, which Grantees herein do  
not assume nor agree to pay, AND Trust Deed recorded in Book  
M-90 at page 25224, which Grantees herein hereby assume and  
agree to pay, and will warrant and defend the same against all  
persons who may lawfully claim the same, except as shown above.

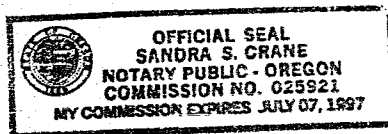
The true and actual consideration for this transfer is  
\$35,299.16.

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 4TH day of October, 1994.

ARC INVESTMENTS, INC.

BY: Rheta Curtis, Sec.



STATE OF OREGON )  
 ) ss.  
County of Klamath )

The foregoing instrument was acknowledged before me this 5th  
day of October, 1994, by RHETA CURTIS of Arc  
Investments, Inc., a Texas corporation, on behalf of the  
corporation.

Before me: Sandra S. Crane  
Notary Public for Oregon  
My commission expires: 7/7/97

03901 Y74.354A

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title Co the 5th day  
of Oct A.D., 19 94 at 3:32 o'clock P.M., and duly recorded in Vol. M94,  
of Deeds on Page 31260

FEE \$35.00

Evelyn Biehn - County Clerk

By Paulene Miller

[illegible]

in the event that grantor is the owner of the above described property, grantor shall execute all documents except conveyances, mortgages, and assignments, rights of way and easements, and all other instruments, and appear upon the land, AND Mortgage shall be paid in full at page 23211, which Grantor herein do hereby agree to pay, AND Trust Fund recorded in Book 23211, which Grantor herein hereby assume and defend the same against all claims, and will warrant and defend the same against all claims, and will lawfully claim the same, except as shown above.

10-10-55

the context so requires the

On 11/11/1994, the grantor has executed this instrument.

MY COMMISSION EXPIRES JANUARY 1961  
 COMMISSION NUMBER 10 029891  
 NOTARY PUBLIC - OREGON  
 SAMPSON & CRANE  
 OFFICIAL SEAL

The above instrument was acknowledged before me this 1st day of November, 1994, by JOHN S. SELLAS of ABC, Inc., a Texas corporation, on behalf of the