



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #04043408

AFTER RECORDING RETURN TO:
DAVID E., DAVID B. & SHARON E. CUNNINGHAM

1365 Paradise Loop
Pasco, WA 99301

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

JAMES ALLEN WARNER hereinafter called GRANTOR(S), convey(s) to
DAVID E. CUNNINGHAM and SHARON E. CUNNINGHAM and DAVID B.
CUNNINGHAM not as tenants in common, but with rights of
survivorship hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 77 in Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, in the
County of Klamath, State of Oregon.

Code 10, Map 3610-1D0, Tax Lot 800

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$3,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

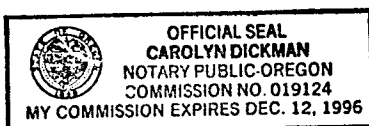
IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of June 1995.

James Allen Warner
JAMES ALLEN WARNER

STATE OF OREGON)
)ss.
County of MULTNOMAH)

The foregoing instrument was acknowledged before me this 3rd
day of July, 1995, by JAMES ALLEN WARNER.

Before me: Carolyn Dickman
Notary Public for OREGON
My Commission Expires: 12.12.96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of July A.D., 19 95 at 11:24 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 17756.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller