

UTC 36097 MS

JAMES L. REED AND PATRICIA G. REED, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE REED LOVING TRUST DATED OCTOBER 15, 1990,  
Grantor(s) hereby grant, bargain, sell and convey to  
VIRGINIA L. CUMMINGS,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 5 IN BLOCK 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 66,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 286 LINCOLN, SAN LUIS OBISPO, CA 93405

Dated this 7th day of September, 19 95

James L. Reed  
JAMES L. REED, TRUSTEE

Patricia G. Reed  
PATRICIA G. REED, TRUSTEE

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. September 7 19 95

Personally appeared the above named James L. Reed, Trustee and Patricia G. Reed,  
Trustee  
and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Margaret A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:  
VIRGINIA L. CUMMINGS  
286 LINCOLN  
SAN LUIS OBISPO, CA 93405

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day  
of Sept. A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95  
of deeds on Page 24394

FEE \$30.00

By Bernetha G. Lisch  
Bernetha G. Lisch, County Clerk

09-08-95P03:41 RCVD