

12171

WARRANTY DEED

RANDY L. BRAY and CAROL A. BRAY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
BRAD J. 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 3 IN BLOCK 9 OF TRACT 1003 THIRD ADDITION TO MOYINA, 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 \$ 103,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6715 EBERLEIN AVE, KLAMATH FALLS, OR 97603

Dated this 17th day of Jan, 1996

Randy L. Bray
RANDY L. BRAY

Carol A. Bray
CAROL A. BRAY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 1-17 19 96
COUNTY OF Benton

Personally appeared the above named Randy L. & Carol L. Bray

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Tina Schwinabart

Notary Public for Oregon

My commission expires 7-7-98

(seal)

Return to:

BRAD J. CUMMINGS
6715 EBERLEIN AVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Brad J. Cummings
on this 19th day of January A.D. 19 96
at 3:36 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 1694

Bernetha G. Let County Clerk

By Pauline M. Miller Deputy.

Fee, \$30.00