

19562

Vol. M96 Page 17062

WARRANTY DEED

#03044589
AFTER RECORDING RETURN TO:

HEIDI J. CUMMINGS
STEPHEN R. HAMPTON
BETTEMARIE HAMPTON
1720 ELDORADO BLVD.
KLAMATH FALLS, CR 97601

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

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow
on this 10th day of June A.D. 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 17062.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

LYNNE ZOE MORLEY, hereinafter called GRANTOR(S), convey(s) to
HEIDI J. CUMMINGS and STEPHEN R. HAMPTON and BETTEMARIE
HAMPTON, not as tenants in common but with full rights of
survivorship, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 3, Block 12, ELDORADO AN ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-20DD TL 14500

"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 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
\$59,900.00.

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 4th day of June, 1996.

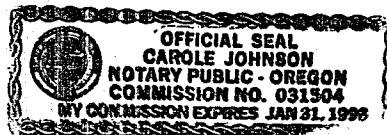
[Signature]
LYNNE ZOE MORLEY

STATE OF OREGON, County of Klamath)ss.

On this 5th day of June, 1996,

Personally appeared the above named LYNNE ZOE MORLEY and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: January 31, 1998



96 JUN 10 P3:52