

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

01045013

AFTER RECORDING RETURN TO:

Filed for record at request of:

MARKUS WAYNE FERREIRA

723 N 11th Klamath Falls
OR 97601

Aspen Title Co
on this 9th day of Aug A.D., 19 96
at 11:18 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 24426

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

Bernetha G. Letgch County Clerk
By [Signature] Deputy.

Fee, \$30.00

LEWIS W. CUNNINGHAM, hereinafter called GRANTOR(S), convey(s) to
MARKUS WAYNE FERREIRA, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The Westerly 35 feet of Lot "E", Block 68, SUPPLEMENTAL PLAT OF
NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

CODE 1 MAP 3809-29DC TL 2900

"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." MW7

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 Trust Deed,
including the terms and provisions thereof, recorded February
3, 1995, in Book M-95, Page 2600, Mortgage Records of Klamath
County, Oregon, in favor of Donald N. Caughey and Barbara A.
Caughey, which Trust Deed the Grantee herein agrees to assume
and pay according to the terms contained therein.,

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
\$29,000.00.

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 25th day of July, 1996.

[Signature]
LEWIS W. CUNNINGHAM

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 8th,
day of August, 1996, by LEWIS W. CUNNINGHAM.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 22, 1997

April 10, 2000

