

WARRANTY DEED

MT39439KR

CUMMINGS ROOFING, INC., AN OREGON CORPORATION,

Grantor(s) hereby grant, bargain, sell and convey to:

SUSAN KROUSE,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 407 California Avenue, Santa Cruz, CA 95060

Dated this 26th day of Sept., 1996

CUMMINGS ROOFING, INC.

X BY Mickey D. Cummings
MICKEY D. CUMMINGS

PRESIDENT

STATE OF Oregon, County of Klamath, ss.

This instrument was acknowledged before me on 9/26, 1996

by MICKEY D. CUMMINGS

as PRESIDENT

of CUMMINGS ROOFING, INC., an Oregon corporation

Notary Public of OREGON

My commission expires 11/16/99



ESCROW NO. MT39439-KR

Return to:

SUSAN KROUSE

407 California Avenue

Santa Cruz, CA 95060

96 SEP 27 AM 11:28

EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 NE1/4 and NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Great Northern Railroad right of way.

SAVING AND EXCEPTING the following portion in the NE1/4 SE1/4 as follows:

Beginning at the Southwest corner of the NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 degrees 47' East along a line parallel to and 145 feet distant from the South line of the NE1/4 SE1/4 of said Section 23 a distance of 300 feet; thence South 145 feet, more or less, to the South line of said NE1/4 SE1/4; thence South 89 degrees 47' West along said South line a distance of 300 feet, more or less, to the point of beginning. ALSO SAVING AND EXCEPTING those portions deeded to Great Northern Railway Company in Volume 95, page 479 and Volume 97, page 85, all Deed Records of Klamath County, Oregon.

TOGETHER WITH: a 1978 RIDGE mobile home, plate #X154826.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of September A.D., 19 96 at 11:28 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 30723.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Ruth Ann Rose