

WARRANTY DEED

MTC 39553-LW

RONALD C. CUMMINGS and CHERYL L. CUMMINGS, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 STEPHEN A. MCGUIRE and DIANA K. MCGUIRE, husband and wife,
 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 4, Block 1, BRYAN TRACTS NO. 2, 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 \$ 84,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4039 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 8th day of OCTOBER, 1996

Ronald C. Cummings
 RONALD C. CUMMINGS

Cheryl L. Cummings
 CHERYL L. CUMMINGS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

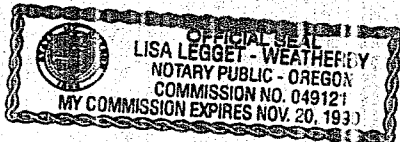
SS. OCTOBER 1996

COUNTY OF KLAMATH

Personally appeared the above named

RONALD C. CUMMINGS AND CHERYL L. CUMMINGS

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherly
 Notary Public for OREGON

My commission expires 11/20/96

ESCROW NO. MT39553-LW

Return to:

STEPHEN A. MCGUIRE
 4039 SHASTA WAY
 KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath SS.

Filed for record at request of:

Amerititle

on this 10th day of October A.D., 1996
 at 4:00 o'clock P. M. and duly recorded
 in Vol. M96 of Deeds Page 32278

Bernetha G. Letsch, County Clerk

By Ruth Ann Ross

Deputy.

Fee, \$30.00

96 OCT 10 P4:00