



96 NOV 12 P3:05

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WARRANTY DEED

ATC NO 03045478
 AFTER RECORDING RETURN TO:
 LEWIS W. CUNNINGHAM
 639 WASHINGTON AVENUE
 KLAMATH FALLS, OR. 97601

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

DONALD D. CALLAWAY, hereinafter called GRANTOR(S), convey(s) to
 LEWIS W. CUNNINGHAM, hereinafter called GRANTEE(S), all that
 real property situated in the County of KLAMATH, State of
 Oregon, described as:

Lot 10, Block 45, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AB TL 8000

"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, contracts and/or
 liens for irrigation and/or drainage,

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
 \$39,800.00.

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 7 day of November, 1996.

Donald D. Callaway
 DONALD D. CALLAWAY

Witnesses Wood
 STATE OF OREGON, County of Klamath ss.

On November 7th, 1996, personally appeared DONALD D. CALLAWAY
 who acknowledged the foregoing instrument to be his voluntary
 act and deed.

Donald L. Brehm
 Notary Public for Oregon Witnesses
 My Commission Expires: 8-15-2000
5-10-98

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
 on this 12th day of November A.D., 1996
 at 3:05 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 35528
 Bernetha G. Letsch County Clerk
 By Kathleen Ross
 Fee, \$30.00 Deputy.

