

60374

## WARRANTY DEED

Vol. 198 Page 21415

FARRELL T. CUMMINGS AND CHERYL L. CUMMINGS, AS TENANTS BY THE ENTIRETY, AN UNDIVIDED ONE-THIRD INTEREST, CURTIS J. CUNNINGHAM AND LAURA L. CUNNINGHAM NOW KNOWN AS LAURA L. ELLISON, AN UNDIVIDED ONE-THIRD INTEREST, FRANK W. PROUD II AND THERESA J. PROUD, AS TENANTS BY THE ENTIRETY AN UNDIVIDED ONE-THIRD INTEREST, ALL AS TENANTS IN COMMON.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JARRELL C. HAVIRD,

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:

Lots 3 and 4, Block 300, DARROW ADDITION to the City of Klamath Falls, 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 \$ 59,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2338 RECLAMATION AVE., KLAMATH FALLS, OR 97601

Dated this 17 day of June, 19 98

Farrell T. Cummings  
FARRELL T. CUMMINGS

Cheryl L. Cummings  
CHERYL L. CUMMINGS

Curtis J. Cunningham  
CURTIS J. CUNNINGHAM

Laura L. Ellison  
LAURA L. ELLISON

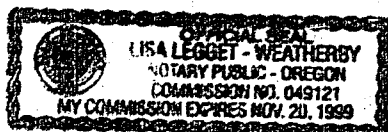
Frank W. Proud II  
FRANK W. PROUD II

Theresa J. Proud  
THERESA J. PROUD

STATE OF Oregon ss. June 16 19 98  
COUNTY OF Klamath

Personally appeared the above named Farrell T. Cummings  
and Cheryl L. Cummings

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Leggett-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT44904-LW

Return to:

JARRELL C. HAVIRO  
2338 RECLAMATION AVE.  
KLAMATH FALLS, OR 97601

STATE OF CALIFORNIA )  
COUNTY OF San Luis Obispo ) SS.

On June 17, 1998 before me, Sandra Messer

a Notary Public in and for said County and State, personally appeared Curtis J. Cunningham  
Laura L. Ellison

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sandra Messer  
Signature of Notary



STATE OF CALIFORNIA,  
COUNTY OF San Luis Obispo } S.S.

On June 17, 1998 before me, Lori L. Filippini  
a Notary Public in and for said County and State, personally  
appeared Frank W. Proudland Theresa J. Proud

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lori L. Filippini

FOR NOTARY SEAL OR STAMP



01115

21417

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day  
of June A.D., 19 98 at 3:17 o'clock P M., and duly recorded in Vol. M98  
of Deeda on Page 21415.

FEE \$40.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross