

'98 SEP -1 AM 1:17

FARRELL T. CUMMINGS and CHERYL L. CUMMINGS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARY C. VAN STRATEN,

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 5 IN BLOCK 42, HOT SPRINGS 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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 310 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 31st day of August, 1998

Farrell T. Cummings
FARRELL T. CUMMINGS

BY: Cheryl L. Cummings HIS ATTORNEY IN FACT
CHERYL L. CUMMINGS

Cheryl L. Cummings
CHERYL L. CUMMINGS

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 31, 1998

by Cheryl L. Cummings, individually and

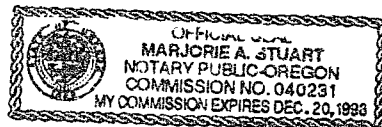
as attorney in fact

of Farrell T. Cummings

Marjorie A. Stuart

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT45613-MS

Return to:

MARY C. VAN STRATEN
310 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss

Filed for record at request of.

Amerititle

on this 1st day of September A.D. 1998
at 11:17 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 32137

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy