

'98 SEP -1 11:17

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

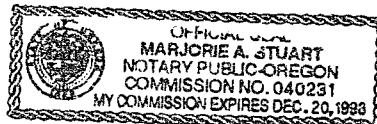
*Cheryl L. Cummings*  
CHERYL L. CUMMINGS

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

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, ss  
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 Rose* Deputy  
Fee, \$30.00