

'01 DEC 13 PM3:33

MTLSS380-MS
WARRANTY DEED

Vol. M01 Page 63839

ALFRED L. EDGAR AND JUDY A. EDGAR, AS TENANTS BY THE ENTIRETY, AND SHERRI L. EDGAR, ALL WITH RIGHTS OF SURVIVORSHIP,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHERYL L. CUMMINGS, AN UNMARRIED WOMAN

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:

WESTERLY 200 FEET OF LOT 9 IN BLOCK 5 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-010CA-04100-000

543424

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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3171 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 6th day of December, 2001.

Alfred L. Edgar
ALFRED L. EDGAR

Judy A. Edgar
JUDY A. EDGAR

Sherril L. Edgar
SHERRI L. EDGAR

BY Alfred L. Edgar
ALFRED L. EDGAR, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

State of Oregon, County of Klamath
Recorded 12/13/01 3:33 p. m.
Vol M01, Pg 63839
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

This instrument was acknowledged before me on December 6, 2001 by JUDY A. AND ALDRED L. EDGAR, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR SHERRI L. EDGAR.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT55382-MS

Return to:
CHERYL L. CUMMINGS
3171 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

