

'03 MAR 24 PM3:07



MT60115-MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LEE ROY CUMMINGS

5125 ALVA AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

LEE ROY CUMMINGS

5125 ALVA AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT60115-MS

State of Oregon, County of Klamath

Recorded 03/24/2003 3:07 p.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

WARRANTY DEED

ROBERT A. PYLE and DOROTHY J. PYLE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LEE ROY CUMMINGS, 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:

THE EAST 1/2 OF LOTS 70 AND 71 OF YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

512412

3909-002AB-01200

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.

The true and actual consideration for this conveyance is \$74,900.00.

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.

Dated this 21st day of March, 2003

Robert A. Pyle

ROBERT A. PYLE

Dorothy J. Pyle

DOROTHY J. PYLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 21, 2003 by ROBERT A. PYLE and DOROTHY J. PYLE.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06