

NN

NJ-1396-5898

Vol M04 Page 24769



Linda Cunningham  
5911 Independence Avenue  
Klamath Falls, OR 97603  
Grantor's Name and Address

Linda Cunningham  
5911 Independence Avenue  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Linda Cunningham  
5911 Independence Avenue  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Linda Cunningham  
5911 Independence Avenue  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/26/2004 10:53 a m  
Vol M04 Pg 24769  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Linda Cunningham

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Linda Cunningham and Scott Vanderhoff, with rights of Survivorship  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 2 in Block 3 of Tract No. 1036, Second Addition to Valley View,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

Tax Account #3909-012BB-01400-000 Key No. 560431

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

\_\_\_\_\_ , and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ -0- . <sup>Ⓞ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>Ⓞ</sup> (The sentence between the symbols <sup>Ⓞ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 23, 2004 ; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Linda Cunningham

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on April 23, 2004  
by Linda Cunningham  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_



Lisa Weatherby  
Notary Public for Oregon  
My commission expires 11/20/07

2/00 AM