

NOT 83414-KR

THIS SPACE RE

2008-012925

Klamath County, Oregon



09/16/2008 11:32:11 AM

Fee: \$21.00

After recording return to:

Emerio Rivera ~~Landeros~~/Landeros

~~2012 Eberlein Avenue~~ 4408 Arthur Street

Klamath Falls, OR ~~97601~~ 97603

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

Emerio Rivera ~~Landeros~~/Landeros

~~2012 Eberlein Avenue~~ 4408 Arthur Street

Klamath Falls, OR ~~97601~~ 97603

Escrow No. MT83414-KR

Title No. 0083414

SWD

STATUTORY WARRANTY DEED

Mickey D. Cummings and Ester Cummings, as tenants by the entirety, Grantor(s) hereby convey and warrant to Emerio Rivera ~~Landeros~~, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 7 in Block 3 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*Landeros

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2008-2009 Real Property Taxes a lien not yet due and payable.

Trust Deed recorded July 13, 2001 in Volume M01, page 34247, Microfilm of Klamath County Oregon in favor of Award Mortgage, Inc., as Beneficiary; Assignment of Deed of Trust recorded on July 13, 2001, in Volume M01, page 34255, Microfilm of Klamath Count Oregon in favor of National City Mortgage Co., ISAOAAN Ohio corporation, as Assignee. The above names Grantees DO NOT agree to assume nor pay the above described encumbrances and the Grantor named herein agrees to hold the Grantees harmless therefrom.

The true and actual consideration for this conveyance is \$87,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 11th day of September, 2008

Mickey D. Cummings

Ester Cummings

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 11, 2008 by Mickey D. Cummings and Ester Cummings.



(Notary Public for Oregon)

My commission expires 11/16/2011

21amt