

**2012-011626**

Klamath County, Oregon

10/19/2012 09:03:04 AM

Fee: \$42.00

After recording return to:

South Valley Bank & Trust Attn: Cyndy Jensen
801 Main Street
Klamath Falls, OR 97601

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

Mickey D. Cummings and Esther J.
Cummings

STATUTORY WARRANTY DEED

MILTON R. SESSLER AND BONNIE J. SESSLER

Grantor(s), hereby convey and warrant to

MICKEY D. CUMMINGS AND ESTHER J. CUMMINGS HUSBAND AND WIFE

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:

Lots 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B and 13A in Block 7, RAILROAD 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.

The true and actual consideration for this conveyance is \$Fulfillment of Real Estate Contract recorded in Volume M90at Page 3863, Microfilm Records of Klamath County, Oregon. Original fulfillment deed was lost or misplaced.


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:

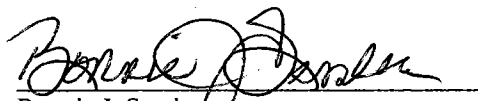
42 AMT

AMERITITLE has recorded this instrument by request as an accommodation 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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11 day of October 2012



Milton R. Sessler


Bonnie J. Sessler

State of Oregon

County of Deschutes

This instrument was acknowledged before me on October 11, 2012 by Milton R. Sessler and Bonnie J. Sessler
As their voluntary act and deed.


(Notary Public for Oregon)

My commission expires 12/29/2015

