

LA 8141 TA- 69-478 QWP

31074

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WARRANTY DEED

ADA GOODING, a single woman, hereinafter called grantor, conveys to JOHN W. SULLIVAN and PEARL T. SULLIVAN, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the center line of Shasta Way, a distance of 180.5 feet and North 0°11' East a distance of 30 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence; continuing North 0°11' East parallel to the East line of said Section 35 a distance of 263.2 feet to an iron pin; thence West parallel to the South line of said Section 35 a distance of 150.5 feet to an iron pin, which is on the West line of Tract 68 of Fair Acres Subdivision; thence South 0°11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 263.2 feet to an iron pin which is on the North right of way line of Shasta Way 30 feet Northerly from the South line of said Section 35; thence East along the North right of way line of Shasta Way, parallel to the South line of Section 35 a distance of 150.5 feet, more or less to the point of beginning, said tract being in Tract 68 of Fair Acres Subdivision in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian.

and covenants that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirteen Thousand and No/100ths (\$13,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 17th day of April, 1969

Ada Gooding

STATE OF OREGON) ss.
County of Klamath)
NOTARY PUBLIC
APR 17, 1969

Personally appeared the above-named ADA GOODING, a single woman, and acknowledged the foregoing instrument to be her voluntary act.
Before me:

Edgar J. Blodgett
Notary Public for Oregon
My Commission Expires: JUNE 20, 1969

FILED FOR RECORD AT REQUEST OF TRANSAMERICA TITLE INS. CO.
this 23rd day of April A. D. 1969 at 11:10 o'clock A. M., and
fully recorded in Vol. M 69, of Deeds on Page 2966
Wm. D. MILNE, County Clerk

Fee \$ 1.50