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STEVENS LAW FIRM, P.C., PORTLAND, ORE.

VOLUME PAGE

KNOW ALL MEN BY THESE PRESENTS, That  
SULLIVAN, husband and wife

JOHN W. SULLIVAN and PEARL T.

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by VERNON TEMPLETON and VELMA A. *J. W. S.*  
TEMPLETON, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit: The Westerly 70 feet of the following described property: Beginning at an iron pin which lies West along the South line of Section 35, Twp. 38 S., R. 9 E., W. 1 M., 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 Sec. 35 and running thence; continuing North 0° 11' East parallel to the East line of said Sec. 35 a distance of 263.2 feet to an iron pin; thence West parallel to the South line of said Sec. 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 Sec. 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 North-erly from the South line of said Sec. 35; thence East along the North right of way line of Shasta Way parallel to the South line of Sec. 35 a distance of 150.5 feet, more or less, to the point of beginning, South range being in Tract 68 of Fair Acres Subdivision, in the Northwest 1/4 of Section 35, Township 38 South, Range 9 East, West 1/4 of Section 35.

To Have and to hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$2,000.00

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 26<sup>th</sup> day of July, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

*John W. Sullivan*  
*Pearl T. Sullivan*

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

July 26, 1971

Personally appeared the above named John W.  
Sullivan & Pearl T. Sullivan

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me,

*Ramirez*  
Notary Public for Oregon

My commission expires: 9/1/72

STATE OF OREGON, County of Klamath

, 1971

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_, president and that the latter is the  
\_\_\_\_\_, secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

RAMIREZ & HOOT'S  
ATTORNEYS AT LAW  
834 WALNUT STREET  
KLAMATH FALLS, OREGON 97601  
TELEPHONE 864-8276

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
26 day of July, 1971,  
at 9:24 o'clock A.M., and recorded  
in book M71 on page 7760  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk Title.

By  *Cynthia A. Milne*  Deputy