

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JAMES W. VAN NESS and LUANNA R. VAN NESS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERYL K. SULLIVAN and LINDA L. SULLIVAN, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 51 of YALTA GARDENS, Klamath County, Oregon.
SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land; 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; 4. Thirty foot set-back line, as disclosed on the Plat of said subdivision. Note: We note discrepancy between the 40 foot set-back line in Deed Volume 192 at page 45; 5. Declaration of conditions and restrictions, recorded July 9, 1946, in Volume 192 at page 45, Klamath County Deed Records, but omitting restrictions if any, based on race, color, religion or national origin; and 6. 1973-74 real property taxes are now a lien, but not yet payable.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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 as hereinabove set forth,

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 \$17,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10th day of August, 1973.

STATE OF OREGON, County of KLAMATH, ss.
Personally appeared the above named JAMES W. VAN NESS and LUANNA R. VAN NESS, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires 6/4/1977

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

JAMES W. VAN NESS
LUANNA R. VAN NESS

TO
BERYL K. SULLIVAN

LINDA L. SULLIVAN

AFTER RECORDING RETURN TO

Boivin & Boivin
210 Boivin Building
Klamath Falls, Oregon
97601

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

STATE OF OREGON

County of Klamath, ss.

I certify that the within instrument was received for record on the 13 day of August, 1973, at 4:00 o'clock P.M., and recorded in book M-73 on page 10799 or as filing fee number 80209, Record of Deeds of said County.

Witness my hand and seal of

County attixed.

Wm. D. Milne

County Clerk Title

By Hazel L. Day, Deputy

2.00