

37346

WARRANTY DEED (INDIVIDUAL)

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WILLIAM M. SULLIVAN and JUDITH G. SULLIVAN, husband and wife

, hereinafter called grantor, convey(s) to

RICHARD R. FROST and A. JEAN FROST, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 61 of LAMRON HOMES, ALSO A 15 foot strip of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particular described as follows:

Beginning at the Southeast corner of Lot 61, LAMRON HOMES SUBDIVISION; thence South 0 07' East a distance of 15 feet to the South line of Section 11; thence North 89 56' West along the South line of said Section 11, a distance of 85 feet; thence North 0 07' West a distance of 15 feet to the Southwest corner of said Lot 61; thence South 89 56' East along the South line of said Lot 61 a distance of 85 feet, more or less, to the point of beginning.

Continued on reverse side . . .

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

those stated on reverse side

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 \$ 31,000.00 .

Dated this 14th day of October, 19 77.

William M. Sullivan

William M. Sullivan

Judith G. Sullivan

Judith G. Sullivan

STATE OF OREGON, County of Klamath) ss.

On this 14th day of October

William M. Sullivan and Judith G. Sullivan, 19 77 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Martha Hooks

Notary Public for Oregon

My commission expires: 7-21-88

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

SULLIVAN

TO

FROST

After Recording Return to:
Mr. and Mrs. Frost
P.O. Box 1689

Klamath Falls, OR 97601

Taxes to: Dept. of Vets'
1225 Ferry St. S.E.
Salem, OR 97310

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

19675

Continued from reverse side . . .

SUBJECT TO:

1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lamron Homes.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 28, 1958 in Book: 301 at page: 380 and recorded March 19, 1959 in Book: 310 at page 638, Klamath County Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 11th day of OCTOBER 11:36 A. D. 1977 at 11:36 o'clock A.M., and
fully recorded in Vol. M77, of DEEDS on Page 19674

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha D. Letcher