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L# 03-07466

38-16098

STEVEN-NEER LAW PUBLISHING CO., PORTLAND, OR, 97204

## WARRANTY DEED

Vol. 177 Page 18122

KNOW ALL MEN BY THESE PRESENTS, That ROGER VANDERHOFF and KATHRYN J. VANDERHOFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY M. SULLIVAN, 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:

As described on Exhibit "A" attached.

(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 shown on Exhibit "A" attached hereto,

grantor will warrant and forever defend the said 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 \$ 58,000.00

However, the actual consideration consists of or includes other property or value given or promised which is stated in the consideration (indicate which). If not applicable, should be deleted. See ORS 93.030.7

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

In Witness Whereof, the grantor has executed this instrument this 16 day of August, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.  
August 16, 1978.

Personally appeared the above named ROGER VANDERHOFF and KATHRYN J. VANDERHOFF

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Robert Owens  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 5-14-80

ROGER VANDERHOFF and KATHRYN J. VANDERHOFF

GRANTOR'S NAME AND ADDRESS

MARY M. SULLIVAN  
3735 Hope

GRANTEE'S NAME AND ADDRESS

After recording return to:  
KLA-First Fed  
540 Main  
Klamath Falls, Oreg.

NAME, ADDRESS, ZIP

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

MARY M. SULLIVAN  
3735 Hope St.

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_, ss.

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 \_\_\_\_\_

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 behalf 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)

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A".

18123

A parcel of land in the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11 Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" subdivisions; thence South 89° 50' West along the South line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivisions a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0° 17' East along the Easterly line of Hope Street a distance of 188.43 feet to a point and the true point of beginning on the tract to be herein after described; thence North 89° 50' East 142.25 feet, more or less to the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 11; thence North 0° 23' 33" East along the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 11, 94 feet to a point; thence South 89° 50' West 142.43 feet, more or less, to a point on the East line of Hope Street; thence South 0° 17' West along the East line of Hope Street 94 feet to the true point of beginning.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

SUBJECT To Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

SUBJECT To Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.

SUBJECT To Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

SUBJECT ALSO, To Trust Deed, including the terms and provisions thereof with interest thereon and such future advances as may be provided therein, given to secure payment of the sum of \$13,500.00, wherein Roger Vanderhoff and Kathryn J. Vanderhoff, husband and wife, are Trustors, William Ganong is Trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, is the beneficiary, the balance on this date being sum of \$8,516.45, with interest at the rate of 6 per cent per annum from the 14th day of August, 1978, which said sum Grantee assumes and agrees to pay according to the terms and provisions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 16th day of August A. D. 19 78 at 3:48 clock P. M., and

is recorded in Vol. M78 of Deeds on Page 18122

Wm D. MILNE, County Clerk

By Sonnetta M. Helich

Fee \$6.00