

KNOW ALL MEN BY THESE PRESENTS, That
Michael J. Sullivan and Nina N. Sullivan, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
John Chavarria, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 38, TRACT NO. 81084, SIXTH ADDITION TO KLAMATH RIVER ACRES,
according to the office of the County Clerk of Klamath County, Oregon.



(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
stated on the reverse of this deed, or those apparent upon the land, if any, as of the
date of this deed.

and that
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 \$ 58,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 11th day of August, 19 80,
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.

Michael J. Sullivan
Michael J. Sullivan
Nina N. Sullivan
Nina N. Sullivan

STATE OF OREGON, County of _____, ss.
County of Klamath, ss.
August 11, 19 80

Personally appeared the above named
Michael J. Sullivan and
Nina N. Sullivan
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: July 13, 1981

Michael J. Sullivan and Nina N. Sullivan		STATE OF OREGON	
GRANTOR'S NAME AND ADDRESS		County of _____ ss.	
John Chavarria		I certify that the within instru-	
GRANTOR'S NAME AND ADDRESS		ment was received for record on the	
After recording return to:		day of _____, 19 _____,	
as above		at _____ o'clock _____ M., and recorded	
NAME, ADDRESS, ZIP		in book _____ on page _____ or as	
as above		file/reel number _____	
NAME, ADDRESS, ZIP		Record of Deeds of said county.	
as above		Witness my hand and seal of	
NAME, ADDRESS, ZIP		County affixed.	
as above		Recording Officer	
NAME, ADDRESS, ZIP		By _____ Deputy	

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Reservations as contained in plat dedication, to wit:
 - (1) 25 foot building setback from front and side property lines.
 - (2) Public utilities easements 16 feet in width centered on all side and back lot lines.
 - (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoined property is properly developed.
 - (4) All sanitary facilities subject to the approval of the County Sanitarian
 - (5) A 20 foot drainage easement as shown on the annexed plat.
 - (6) A 225 foot power line right of way as shown on the annexed plat.
 - (7) All existing easements and reservations of record."
3. Subject to a 10 foot drainage easement along rear lot line as shown on dedicated plat.
4. Proposed formation of Klamath River Acres Special Road District disclosed by Order filed January 29, 1975 in Klamath County Commissioners Journal.
5. Subject to a 25 foot wide easement for ingress and egress and public utilities in favor of adjacent land as disclosed by deed from Klamath River Acres of Oregon, Ltd., grantor to Marjorie Rambo, as grantee, as follows:

"Together with a strip of land 25 feet wide measured at right angles for the purpose of ingress and egress and public utilities lying North of the South line of Lot 10, Block 38, Klamath River Acres Sixth Addition."

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of, Mountain Title Co.
this 12th day of August A D 1980 at 11:25 clock A.M., and
fully recorded in Vol. M80 of Deeds on Page 15131

Wm D. MILNE, County Clerk

By Bernard Heloch

Fee \$7.00



STATE OF OREGON
COUNTY OF KLAMATH
RECORDING OFFICE
INDEXED
FILED
AUG 12 1980
CLERK

RECEIVED
AUG 12 1980
CLERK