

JOHN M. BALSIGER and MARJORIE B. BALSIGER, husband and wife

hereinafter called grantor, convey(s) to  
PATRICK J. SULLIVAN and MARGARET M. SULLIVAN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 27, Block 8, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

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

See attached Exhibit "A"

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 \$ 38,000.00 \*

Dated this 18th day of March, 19 81.

John M. Balsiger By Eston E. Balsiger his atty in fact.  
Marjorie B. Balsiger By Eston E. Balsiger her atty in fact.

STATE OF OREGON, County of Klamath ) ss.

On this day of March, 19 81 personally appeared the above named  
John M. Balsiger and Marjorie B. Balsiger and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

See Exhibit "A"  
For Notarial Acknowledgment

Notary Public for Oregon

My commission expires:

- \* 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)

TO

After Recording Return to:

Mr. & Mrs. Patrick J. Sullivan  
523 West Coolidge  
Phoenix, Ariz. 85013Tapes To:  
1st Nat'l. Bank  
P.O. Box 3131, Portland, OR  
97208

STATE OF OREGON, )

County of )

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

## EXHIBIT "A"

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, of Eldorado Addition to the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof, dated November 28, 1950, recorded December 1, 1950 in Book 243 at page 569, in favor of The California Oregon Power Company, a California Corporation, for electric transmission lines over 5 foot strip across end of lot furthest from Dahlia Street.
3. An easement created by instrument, including the terms and provisions thereof, dated October 17, 1956, recorded October 23, 1956 in Book 287 at page 402, in favor of The California Oregon Power Company, a California Corporation, for ingress and egress over the Northeasterly 8 feet of lot.
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$14,000.00, dated August 3, 1965, recorded August 5, 1965 in Book M-65 at page 640, Claude H. Taylor and Norma B. Taylor, husband and wife, Trustor, Oregon Title Insurance Company, Trustee, First National Bank of Oregon, Beneficiary, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

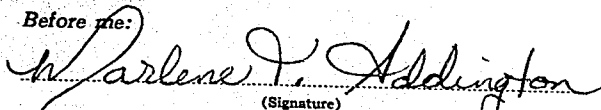
County of Klamath

} ss.

On this the 23rd day of March, 19 81 personally appeared  
ESTON E. BALSIGER  
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for JOHN M. BALSIGER  
 and MARJORIE B. BALSIGER and  
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:



(Signature)

My Commission Expires March 22, 1985

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss:

Filed for record at request of

this 3rd day of April A. D. 1981 at 12:30 o'clock P. M., and  
 duly recorded in Vol. M81, of Deeds on Page 6116.

EVELYN BIEHN, County Clerk:

By Debra A. Jensen

Fee \$7.00