

1-1-74

WARRANTY DEED

Vol. M81 Page 6315

K-34240

98131

L. SULLIVAN

KNOW ALL MEN BY THESE PRESENTS, That LARRY J. SULLIVAN and DANIEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NOEL C. REULAND

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:

Township 37 South, Range 11½ East of the Willamette Meridian:

Section 24: W½

Section 25:

N½NW¼; S½NW¼; N½SW¼, and SE¼SW¼; Excepting therefrom that portion of the SW¼NW¼ and the SW¼ lying Southwesterly of the County Road and Excepting the East 60 feet of the E½W½ of Section 25 lying North of the County Road.

And improvements located thereon.

(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:

1. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

CONTINUED ON REVERSE

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 \$400,000.00

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 7 day of April, 1981; 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)

LARRY J. SULLIVAN
DANIEL L. SULLIVAN

STATE OF OREGON,

County of Klamath

April 7, 1981

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 _____

Personally appeared the above named
Larry J. Sullivan and
Daniel L. Sullivan
and acknowledged the foregoing instrument 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 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Noel C. Reuland

P.O. Box 8190

Rowland Heights, CA 91748

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXCEPTIONS CONTINUED:

2. Reservations and restrictions in Patent, dated April 26, 1950, recorded September 8, 1950, in Volume 241, page 615, Deed Records of Klamath County, Oregon, reservation as to minerals.
3. Reservations and restrictions in Patent, dated July 12, 1957, recorded August 9, 1947, in Volume 293, page 457, Deed Records of Klamath County, Oregon, for power line right of way.
4. Mortgage, including the terms and provisions thereof, executed by Larry Joseph Sullivan and Tamara Dene Sullivan, husband and wife; Daniel L. Sullivan and Mona J. Sullivan, husband and wife; and Donald E. Schreiner, as Personal Representative of the Estate of Anna O. Hartzler, deceased, to the Federal Land Bank of Spokane, a corporation in Spokane, Washington, dated May 2, 1975, and recorded June 3, 1975, in Volume M-75, page 6155, and re-recorded July 14, 1975, in Volume M-75, page 7982, Mortgage Records of Klamath County, Oregon.
5. Reservations, restrictions, rights of way apparent upon the land, and easements apparent upon the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Co, Title
this 9th day of April A.D. 1981 at 11:28 o'clock A M., and
duly recorded in Vol. M81, of Deeds on Page 6315

By Evelyn Biehn, County Clerk
Fee \$7.00.