

1-1-74

K-34240

98132

WARRANTY DEED

6317

KNOW ALL MEN BY THESE PRESENTS, That LARRY J. SULLIVAN and DANIEL L. SULLIVAN, doing business as D&L Ranch, a partnership hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REULAND ELECTRIC CO. and NOEL C. REULAND, doing business as Willow Valley Land, 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:

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

Section 24: NE¼ and the East 60 feet of the W½ of Section

Section 25: NE¼ and the East 60 feet of the W½ of Section 25 lying North of the County Road.

Township 37 South, Range 11 East of the Willamette Meridian:

Section 19: All of Lots 1 and 2; S½

Section 29: NW¼

Section 30: NE¼

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

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 \$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).<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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)

STATE OF OREGON,

County of Klamath

April 1981, 19.81.

Personally appeared the above named

Larry J. Sullivan and Daniel L. Sullivan

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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 J. Sullivan, Daniel L. Sullivan and D&L Ranch, a partnership, to the State of Oregon, represented and acting by the Director, the Department of Water Resources, dated May 30, 1979, recorded May 30, 1979, in Volume M-79, page 12483, Mortgage Records of Klamath County, Oregon.
5. The location of a placer claim, including the terms and provisions thereof, dated May 1, 1978, and recorded May 3, 1978, in M-78, page 8850, Records of Klamath County, Oregon, affecting the S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  Section 30, Township 37 South, Range 11, East of the Willamette Meridian, and proof of assessment work covering the same real property, recorded M-79, page 266, and M-79, page 25785, Records of Klamath County, Oregon.
6. Easements, restrictions and rights of way apparent upon the land.
7. Mortgage, including the terms and provisions thereof, executed by D&L Ranch, a partnership, to Klamath Production Credit Association, dated April 9, 1980, recorded April 28, 1980, in Volume M-80, on page 7839, Mortgage Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Co. title

this 8th day of April A.D. 1981 at 11:28 o'clock A.M., and  
duly recorded in Vol. M81, of Deeds on Page 6317.

EVLYN BIEHN, County Clerk

By Debra [Signature]

Fee \$7.00