

1-74 14303

MTC 1396

## WARRANTY DEED

M82 Page 10088

KNOW ALL MEN BY THESE PRESENTS, That Jerry D. Sullivan and Lorraine A. Sullivanhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Certified Mortgage Co., an Oregon Corp.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:

Beginning at a point on the Northeasterly line of Oregon Avenue 30 feet Southeasterly from the most Westerly corner of Lot 13, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northeasterly on a line parallel to the West line of said Lot 13, 98 feet; thence Southeasterly on a line parallel to Oregon Avenue to line between Lots 13 and 14 of said Block; thence Southwesterly along the said lot line to a point distant 68 feet from Oregon Avenue; thence Southeasterly along the line parallel to Oregon Avenue 3 feet; thence Southwesterly parallel with the line between Lots 13 and 14 of said Block to Northeasterly line of Oregon Avenue; thence Northwesterly along the line of Oregon Avenue 33 feet to the point of beginning.

SUBJECT TO:

- 1] Regulations of the City of Klamath Falls
- 2] Trust Deed dated October 26, 1978 and recorded October 26, 1978 in Book M-78 at page 24173, which Grantees agree and assume to pay
- 3] Trust Deed dated August 7, 1980 and recorded August 7, 1980 in Book M-80 at page 14722, which Grantees agree and assume to pay

(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

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 8<sup>th</sup> day of February, 1982; 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)

Jerry D. Sullivan  
Lorraine A. Sullivan

STATE OF OREGON,

County of Washington } ss.February 8, 1982

Personally appeared the above named

Jerry D. Sullivan and Lorraine A. Sullivan

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

(OFFICIAL SEAL)

Before me,

James M. Farlane  
Notary Public for OregonMy commission expires: 2/3/83

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 \_\_\_\_\_

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:

Jerry D. Sullivan and Lorraine A. Sullivan1921 Woodland Terrace  
Lake Oswego, Oregon 97034

GRANTOR'S NAME AND ADDRESS

Certified Mortgage Co., an Oregon Corp.836 Klamath Ave.  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Co.836 Klamath Ave.Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Certified Mortgage Co.836 Klamath Ave.Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

1811 Oregon Ave.

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6 day of August, 1982, at 8:38 o'clock A.M., and recorded in book/reel/volume No. M 82 on page 10088 or as document/fee/file/instrument/microfilm No. 14303, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Joy McAlister Deputy

Fee \$4.00