

26873

MTL 12575-1

WARRANTY DEED

Vol. 123 Page 13370

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. SULLIVAN and CATHERINE M. SULLIVAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT JOHN WALTON and VICTORIA A. WALTON, husband and wife, hereinafter called the grantees, 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:

The S½ of the SW¼ of the SW¼ of Section 16, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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 side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$12,500.00

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 8th day of August, 1983; 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, CALIFORNIA } ss.
County of SAN DIEGO }
August 8, 1983

John C. Sullivan
JOHN C. SULLIVAN
Catherine M. Sullivan
CATHERINE M. SULLIVAN
STATE OF OREGON, County of _____) ss.
August 8, 1983

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:

Personally appeared the above named JOHN C. SULLIVAN and CATHERINE M. SULLIVAN, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Steve Broderick*
(OFFICIAL SEAL) Notary Public for Oregon Cal.
My commission expires: 7-19-85

Mr. & Mrs. John C. Sullivan
5019 August Street
San Diego, CA 92210

Mr. & Mrs. Robert John Walton
1497 2nd Street
Norco, CA 91760

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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 _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

07881

- continued from the reverse side of this deed -

13371

SUBJECT TO:

1. Reservations and restrictions as contained in Deed from United States of America, in Volume 294, page 485, Deed Records of Klamath County, Oregon, including but not limited to the following:

"There is reserved from the lands hereby granted a Fire Road constructed by the United States, with the right of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States. (Dept. Inst., January 13, 1916, 44 L. D. 513). Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water are hereby reserved in trust, for the heirs of Eliza Lawvor, deceased Klamath Allottee No. 1570."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

his 11th day of August A. D. 19 83 at 2:55 o'clock P. M.duly recorded in Vol. M83 of Deeds on Page 13370By EV. LYN BIEHN, County Clerk

Fee \$8.00