

28954

T/A #M-38-26570-Vol. 1183 Page 16919
WARRANTY DEED (INDIVIDUAL)

LLOYD E. CHIDESTER and HELEN L. CHIDESTER, husband and wife

MICHAEL J. SULLIVAN and NINA N. SULLIVAN, husband and wife

of Klamath, State of Oregon, described as:

Lot 5, Block 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, TOGETHER WITH portion of vacated Oregon Avenue, vacated by Ordinance 5045 and recorded March 16, 1959, in Book 310 at page 496, Deed Records inuring thereto by law.

SUBJECT TO:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : September 10, 1956 Book: 12 Page: 250

Modified : July 9, 1959 Book: 314 Page: 80

2. Easement for existing public utilities in vacated street area reserved by Ordinance No. 5045 and the conditions imposed by said Ordinance.

3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$48,925.00

Dated : May 27, 1981

Recorded : May 27, 1981 Book: M-81 Page: 9379

Mortgagor : Lloyd E. Chidester and Helen L. Chidester

Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs and covenant(s) that grantor is the owner of the above described property free of all encumbrances except which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein

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 \$ 62,598.00 *

Dated this 30th day of September, 1983.

Lloyd E. Chidester
Lloyd E. Chidester

Helen L. Chidester
Helen L. Chidester

STATE OF OREGON, County of Klamath) ss.

September 30th, 1983 personally appeared the above named Lloyd E. Chidester and Helen L. Chidester and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wardene J. Addington
Notary Public for Oregon

My commission expires: 3-22-85

* 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)

Lloyd E. Chidester

Helen L. Chidester

TO

Michael J. Sullivan

Nina N. Sullivan

After Recording Return to: Takes:

Michael & Nina Sullivan

P.O. Box 725

Klamath Falls, OR 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of September, 1983 at 3:58 o'clock P.M. and recorded in book M 83 on page 16919 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn
County Clerk Title

By *Pam Smith* Deputy

Fee: \$4.00