

AT-27425

35206

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JACK J. & LINDA S. LAGE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIM SULLIVAN and PATRICK SULLIVAN 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

The Westerly 31.5 feet of lot "D" of the re-subdivision plat of Lots 1 to 16, inclusive of Block 51 MALIN, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at the Northwesterly corner of said lot "D"; thence Southerly along the Westerly line of said Lot "D", a distance of 96.9 feet to the Southwesterly corner thereof; thence Easterly along the Southerly boundary of said Lot "D" a distance of 31.5 feet; thence Northerly parallel to the Westerly line of said Lot "D" a distance of 83.85 feet, more or less, to the Southerly line of Railroad Avenue; thence Northwesterly along the Southerly line of Railroad Avenue a distance of 34.1 feet, more or less to the point of beginning.  
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$7,500.00. 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 5 day of April, 1984; 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 } ss.  
4-5, 1984

Personally appeared the above named  
JACK J. & LINDA S. LAGE

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

Before me:  
Sandra Handaker

Notary Public for Oregon

My commission expires: 7-23-85

JACK J. & LINDA S. LAGE

P.O. Box 824  
Merrill, Oregon 97633  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jim Sullivan  
7826 Highway 39  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

JIM SULLIVAN  
7826 Highway 39  
KLAMATH FALLS ORE 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ ) 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of April, 1984, at 10:32 o'clock A.M., and recorded in book/reel/volume No. M84 on page 5521 or as document/fee/file/instrument/microfilm No. 35206. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By \_\_\_\_\_ Deputy

Fee: \$4.00