

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

FRED WARREN SULLIVAN and KATHLEEN GAIL SULLIVAN, husband and wife  
convey(s) to RANDALL H. BREWER and NANCY L. BREWER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
Lot 8, Block 11, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, in the County of  
Klamath, State of Oregon.

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.

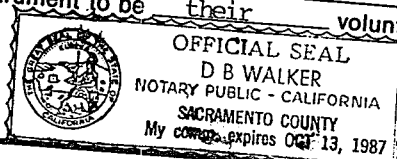
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

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 \$ 61,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)  
In construing this deed and where the context so requires, the singular includes the plural.  
19 85. IN WITNESS WHEREOF, the grantor has executed this instrument this 23<sup>rd</sup> day of July

CALIFORNIA  
STATE OF OREGON, County of SACRAMENTO, ss.  
July 25, 19 85.

Personally appeared the above named Fred Warren Sullivan and Kathleen Gail Sullivan  
instrument to be their voluntary act and deed. and acknowledged the foregoing



Before me: D. B. Walker  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

Fred Warren & Kathleen Gail Sullivan

GRANTOR'S NAME AND ADDRESS

Randall H. & Nancy L. Brewer

GRANTEE'S NAME AND ADDRESS

Randall H. & Nancy L. Brewer

3711 Coronado  
K. Falls, OR 97601

NAME, ADDRESS, ZIP

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

Randall H. & Nancy L. Brewer

3711 Coronado  
City, 97601

NAME, ADDRESS, ZIP

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

85 AUG 5 PM 3 17

## EXHIBIT "A"

12426

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements for ditches and canals of Enterprise Irrigation District and South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition to Sunset Village, including 25 feet front set back line and 8 foot utility easement on rear.
5. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
6. 1985-86 taxes a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of August A.D., 19 85 at 3:17 o'clock P M., and duly recorded in Vol. M85  
of Deeds on Page 12425  
FEE \$9.00  
By Evelyn Biehn County Clerk  
[Signature]