

56084

WARRANTY DEED

Vol. 1285 Page 19874

KNOW ALL MEN BY THESE PRESENTS, That

Rex L. Turner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Patrick J. Sullivan and Frank J. Sullivan not as tenants in common, hereinafter called  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Refer to legal description as it appears on the reverse 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 set forth on the reverse of this deed, or those apparent upon the land, if any,  
 as of the date of this deed.

and that  
 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 \$ 10,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
 the whole consideration (indicate which) ~~(The sentence between the symbols @, if not applicable, should be deleted. See OPS 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 27th day of November, 1985;  
 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)

Rex L. Turner  
 Rex L. Turner

STATE OF OREGON,

County of Klamath

11-27-

19 85.

Personally appeared the above named  
 Rex L. Turner

STATE OF OREGON, County of ) ss.

, 19

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 acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

(OFFICIAL  
 SEAL)

Before me:

Notary Public for Oregon

My commission expires:

7/14/89

Notary Public for Oregon

My commission expires:

(OFFICIAL  
 SEAL)

Rex L. Turner

GRANTOR'S NAME AND ADDRESS

Patrick J. Sullivan and Frank J. Sullivan  
 7826 Hwy 39  
 Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
 ment 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.

Recording Officer

By Deputy

19875

EXHIBIT "A" DESCRIPTION

PARCEL 1

The Southwesterly half of Lot 6, EXCEPT the Southerly 50 feet of the West 2 feet of said Lot 6, Block 22, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The Southwesterly half of Lot 5 in Block 22 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 1985-86 Real Property taxes a lien, due and payable.
2. An easement for sewer as now located over and across Lot 5, as disclosed by instrument recorded in Volume 220, page 31, Deed Records of Klamath County, Oregon, recorded April 28, 1948. Said reservations of easement for sewer being for the use and benefit of the Southwesterly half of Lot 5 and said easement includes the right and privilege reserved to grantors, their heirs and assigns, to repair said sewer or keep said sewer in working order if the necessity should arise.

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: April 19, 1978

Recorded: April 19, 1978

Volume: M78, page 7643, Microfilm Records of Klamath County, Oregon

Amount: \$10,850.00

Grantor: Herbert Barrett

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

SAID DEED OF TRUST BUYERS AGREE TO ASSUME AND PAY .

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 5th day  
of December A.D., 19 85 at 2:31 o'clock P M., and duly recorded in Vol. 1185  
of Deeds on Page 19874

Evelyn Biehn,

County Clerk

By

FEE

\$9.00