

M-29688



Aspen

TITLE & ESCROW, INC.

Vol. M86 Page **3897**

WARRANTY DEED (INDIVIDUAL)

DANIEL P. FIORITO and MARGARET L. FIORITO, husband and wife

convey(s) to FRANK J. SULLIVAN and PATRICK J. SULLIVAN, hereinafter called grantor,
full right of survivorship
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 48, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Agreement, including the terms and provisions thereof, providing for perpetual easement for community driveway and garage on Lots 48 and 49, as set forth in instrument recorded September 4, 1934 in Book 103 of Deeds, page 455.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. *DIS* *2/1/18*

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 those set out above

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 \$ 9,250.00 . However, the actual cash consideration is \$ 0.00 . The difference between the cash consideration and the true and actual consideration is \$ 9,250.00 . This difference represents the value of the property transferred in exchange for the cash consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6 day of March 19 86

_____ day of _____ March
 Daniel P. Fiorito
 Daniel P. Fiorito
 Margaret L. Fiorito
 Margaret L. Fiorito

STATE OF OREGON, County of Klamath Mar 1955)ss

On this 27th day of March, 1986

Personally appeared the above named DANIEL P. Fioroto and MARGARET L.
his husband and wife

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

Before me: W. Arlene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Daniel P. Fioritto
Margaret L. Fioritto

GRANTOR'S NAME AND ADDRESS

Frank J. Sullivan
Patrick J. Sullivan

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After recording return to:

Messrs. Frank & Patrick Sullivan
7826 Hwy 39
Glennville, Ga 32042

NAME	AGE	RESID	ZIP
1	2	3	4

If a change is requested all tax statements should be sent to the following address:

Messrs. Frank & Patrick Sullivan
57826 Hwy. 39
Klamath Falls, OR

NAME ADDRESS ZIP

STATE OF OREGON.

39

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 19 86, at 3:05 o'clock P M., and recorded in book/roll/volume No. 486 on page 3897 or as document/fee/filer/instrument/microfilm No. 59002, Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By Ernesta A. Smith Deputy

F10.00