



**Aspen**  
TITLE & ESCROW, INC.

# 529751

Vol. M80 Page 5403

59777

**WARRANTY DEED (INDIVIDUAL)**

WESLEY KELLOM and JULIA KELLOM

convey(s) to LINDSAY M. SULLIVAN, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lots 15 and 16, Block 20, INDUSTRIAL ADDITION TO THE CITY OF KALAMITH 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Industrial Addition.

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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. LMS

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except USE AS SET FORTH HEREIN 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 \$ 13,000.00. 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) part of the

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of April, 19 86.

Wesley Kellom  
Julia Kellom

STATE OF OREGON, County of Klamath ) ss.  
On this the 2nd day of April, 19 86.

Personally appeared the above named Wesley Kellom and Julia Kellom and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-90

Wesley & Julia Kellom

GRANTOR'S NAME AND ADDRESS

Lindsay M. Sullivan

GRANTEE'S NAME AND ADDRESS

Lindsay M. Sullivan  
413 Martin  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Lindsay M. Sullivan  
413 Martin  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of April, 19 86, at 11:29 o'clock A. M., and recorded in book/reel/volume No. M86 on page 5403 or as document/fee/file/instrument/microfilm No. 59777, Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Sam Smith Deputy

Fee: \$10.00