

72057

WARRANTY DEED

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STATUTORY FORM

CYNTHIA PIXLEY aka CYNTHIA PEDERSTUEN, Grantor, conveys and warrants to FRANK JAMES SULLIVAN, Grantee, the following described real property, free of encumbrances, except as specifically set forth herein:

"Lot 16, Block 50, MALIN, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO City lien, of the City of Malin.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$6,000.00.

DATED: This 9th day of December, 1986.

Cynthia Pederstuen
CYNTHIA PIXLEY aka CYNTHIA
PEDERSTUEN

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named PEDERSTUEN and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated before me this 9th day of December, 1986.

Sharon M. [Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-1-89

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Grantor's Name and Address:

CYNTHIA PIXLEY aka CYNTHIA PEDERSTUEN
Box 105
Downing, Wisc 54734

3609

Grantee's Name and Address:

Frank James Sullivan
7826 Highway 39
Klamath Falls, Oregon 97603

After Recording, Return To:

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

Until a Change is Requested
Tax Statements Should be
Sent To:

Frank James Sullivan
7826 Highway 39
Klamath Falls, Oregon 97603

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for
record on the 6th day of March, 1975, at 10:30 o'clock A.m.,
and redorded in Book M87 on Page 3608 or as File/Reel
number 72057, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$41.00

By [Signature]