

77713

WARRANTY DEED

MTC-1850-1 VOL 178

13905

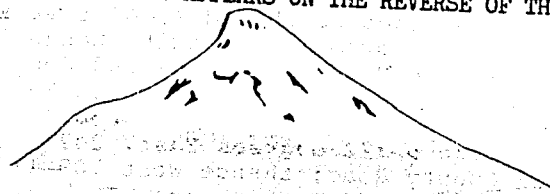
HUSBAND AND WIFE

KNOW ALL MEN BY THESE PRESENTS, That BERYL K. SULLIVAN & GINGER D. SULLIVAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENNY JOE WARD

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"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."

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 Those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 45,000.00

And the grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the whole consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00

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 30th day of July, 1987; 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)

Beryl K. Sullivan
Beryl K. Sullivan

Ginger D. Sullivan
Ginger D. Sullivan

STATE OF OREGON,

County of Klamath

7-30, 1987.

STATE OF OREGON, County of

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

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named
Beryl K. Sullivan & Ginger D. Sullivan

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

Spencer
Spencer

Notary Public for Oregon

My commission expires: 8-16-88

BERYL K. & GINGER D. SULLIVAN

GRANTOR'S NAME AND ADDRESS

BENNY JOE WARD
1622 RIVERSIDE DR
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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.

By Recording Officer
Deputy

13906

That portion of the following described property lying Easterly of the East right of way line of the Dalles-California Highway, as now constructed:

Beginning at a point 3,267 feet South and 1,466 feet East of the corner to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence East 709 1/2 feet to the County Road leading from Klamath Falls to Keno, Oregon; thence North 5 1/2 degrees East, 247 1/2 feet along the Westerly side of said County Road; thence West 709 1/2 feet; thence South 5 1/2 degrees West 247 1/2 feet to the place of beginning, being a portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day
of August A.D. 19 87 at 11:15 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 13905.
By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00