

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. 1987 Page 22552

Michael W. Sullivan, and Deanna C. Sullivan, husband and wife

conveys and warrants to John N. Gottlieb, Jr. and Charlene E. Gottlieb, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 2, Block 2, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Klamath County Tax Account #3910-09AD-0500

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except 1. Regulations, including levies, liens, assessments, rights of way and easements of Mallory Enterprises Public Utility.

(see reverse)

The true consideration for this conveyance is \$13,000.00. (Here comply with the requirements of ORS 93.030) plus the assumption of any property taxes due on the property transferred hereunder by buyers

Dated this 9th day of November, 1987

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.

STATE OF OREGON, County of Lincoln

This instrument was acknowledged before me on

Michael W. Sullivan and Deanna C. Sullivan

November 19, 1987

Notary Public for Oregon  
My commission expires 8-18-88

## WARRANTY DEED

Michael W. &amp; Deanna C. Sullivan

John &amp; Charlene Gottlieb, Jr.

6660 S. 6th, Space 8

Klamath Falls, Oregon 97603

After recording return to:

Dennis L. Bartoldus

P.O. Box 1270

Newport, Oregon 97365

NAME, ADDRESS, ZIP

Until a change is requested, all tax emendments shall be sent to the following address:

John &amp; Charlene Gottlieb, Jr.

6660 South 6th, Sp. 8

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/roll/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

2. Utility easement along rear of lot as shown on dedicated plat.
3. Subject to restrictions as contained in plat dedication, to-wit: "1. A 25 foot building setback line from the front line of all lots except the well lot. 2. Any easements or rights of way of record. 3. A 16 foot public utilities easement, water line easements and drainage easement all as shown on the annexed plat. 4. One foot reserve strips (streets plugs) as shown on the annexed plat, to be dedicated to the County and later released by resolution when the adjoining property is properly developed."
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 7, 1970 in Volume M70, page 8985, and amended covenants, conditions and restrictions recorded September 8, 1972 in Volume M72, page 10125, all Microfilm Records of Klamath County, Oregon.

5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home and any interest or liens disclosed thereby.

6. Subject to the terms and provisions of an unrecorded Contract of Sale, dated October 27, 1972:

Vendor: Harrold M. Mallory and Christine W. Mallory, husband and wife  
 Vendee: Michael W. Sullivan and Deanna C. Sullivan, husband and wife

The vendor's interest in said contract was assigned to First Federal Savings and Loan Association, by unrecorded assignment dated November 30, 1973. This contract has been paid in full, but said contract contained the following language:

Note: The above referred to contract also includes the following restriction: "Not to keep any animals or fowl, other than domestic, on said land."

Subject to any real property taxes owing on the property or mobile home being transferred herewith which is identified as a 1971 Sahab mobile home, vehicle identification number B36730S1734.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day of December A.D., 19 87 at 12:34 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 22552

FEE \$15.00

Evelyn Biehn, County Clerk  
 By [Signature]

RECORDED  
 1987 DEC 22 10 11 AM  
 CLERK OF COUNTY