

Aspen 89713

OK 96679

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JIM SULLIVAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. PATTERSON and SHIRLEY A. PATTERSON, husband and wife 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:

Lot 3, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the county of Klamath, State of Oregon.

Subject to:

1. Trust Deed, including the terms and provisions thereof, recorded August 17, 1976 in Book: M-76 Page: 12770 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

AS SET FORTH HEREINABOVE

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 Equitable exchange. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 31st day of January, 1989; 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.

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 Klamath } ss.
February 1, 1989

STATE OF OREGON, County of } ss.
February 1, 1989

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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named Jim Sullivan

and acknowledged the foregoing instrument as his voluntary act and deed.

Notary Public for Oregon

My commission expires: 1-15-90

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Jim Sullivan
7826 Highway 39
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ralph E. & Shirley A. Patterson
2344 Union
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph E. & Shirley A. Patterson
2344 Union
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Ralph E. & Shirley A. Patterson
2344 Union
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of Feb., 1989, at 3:02 o'clock P.M., and recorded in book/reel/volume No. M89 on page 2089 or as fee/file/instrument/microfilm/reception No. 96679, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee \$8.00

By _____ Deputy

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