

OK 96680

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JIM SULLIVAN and PATRICK J. SULLIVAN not as tenants in common, but with full rights of survivorship 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 453, Block 126 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

(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

THOSE OF RECORD AND THOSE APPARENT ON THE LAND

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. and that

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.

Jim Sullivan
Patrick J. Sullivan

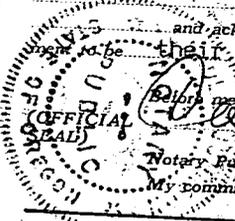
STATE OF OREGON, County of Klamath February 1, 1989.

STATE OF OREGON, County of ss. 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

Personally appeared the above named Jim Sullivan and Patrick J. Sullivan

and acknowledged the foregoing instrument to be their voluntary act and deed.

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. Before me:



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)

Form with fields for Grantor's Name and Address (Jim Sullivan & Patrick J. Sullivan), Grantee's Name and Address (Ralph E. & Shirley A. Patterson), and tax statement address (Ralph E. & Shirley A. Patterson).

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 2090 or as fee/file/instrument/microfilm/reception No. 96680, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk

Fee \$8.00

By Pauline Muller, Deputy

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