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## WARRANTY DEED

AFTER RECORDING RETURN TO:

FRANK J. SULLIVAN

7826 HIGHWAY 39  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LYDIA QUEEN VARGAS hereinafter called GRANTOR(S), convey(s) to  
FRANK J. SULLIVAN hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

The North 82 feet of the West one-half of Lot 2, Block 3,  
ALTAMONT ACRES, County of Klamath, State of Oregon.

Code 41 Map 3909-3DC TL 6600

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Conditions,  
Restrictions as shown on the recorded plat. 2) Regulations,  
including levies, liens, assessments, rights of way and  
easements of Klamath Irrigation District and of South Suburban  
Sanitary District. 3) Conditions and Restrictions in Deed  
recorded September 17, 1927 in Book 77 at page 40. 4) Trust  
Deed recorded November 7, 1977 in Book M-77 at page 21360, which  
Grantee herein hereby assumes and agrees to pay.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$14,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 31 day of December 1989.

*Lydia Queen Vargas*  
LYDIA QUEEN VARGAS

FORM No. 159-AKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

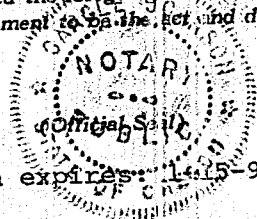
} ss.

On this the 13th day of December, 19 89 personally appeared

David Mannix

who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
Lydia Queen Vargas

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.



Before me

*Carole Johnson*  
(Signature)

Notary Public for Oregon

(Title of Officer)

My commission expires: 1-15-94

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THE & SPOON INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day  
of Dec. A.D., 19 89 at 11:23 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 24165.  
Evelyn Biehn County Clerk  
By Paula Mulender

FEE \$13.00

APPROVED AND FORWARDED AS COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, THIS 14th DAY OF DECEMBER, 1989.

Witness my hand and the seal of said County, at Medford, Oregon, this 14th day of December, 1989.

Paula Mulender, County Clerk

Notary Public for the State of Oregon

My commission expires on 12/31/91

Notary Public for the State of Oregon

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