Bl	LLY R. B	[GGS, J]	R								
onyoyle) to	PATRICK	J. SUL	LIVAN ar	d TINA	м.	SULLIVA	N.	, here husband	inafter and	called gran	ntor,
.011403(3) 10 _								that real pr			
County of	Klamath		_ , State of	Oregon,	desc	ribed as:		p.	-1		
•											

	SEE ATTACHED EX	HIBIT "A"	
"THIS INSTRUMENT WILL NOT ALLOW USE OF SIGNING OR ACCEPTING THIS INSTRUMENT, TH MENT TO VERIFY APPROVED USES."	HE PROPERTY DESCRIBED IN THIS PERSON ACQUIRING FEE TITLE 10 T	INSTRUMENT IN VIOLATION OF THE PROPERTY SHOULD CHECK	F APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART.
	ENT. A BUYER SHOULD		SE MAY BE MADE OF THE PROPERTY APPROPRIATE CITY OR COUNTY PLAN-
and covenant(s) that grantor	is the owner of the al	oove described prop	perty free of all encumbrances except
	SEE ATTACHED EX		
and will warrant and defend the	same against all perso	ns who may lawfully	claim the same, except as shown above.
sideration consists of or inclu (indicate which) (Delete bety in construing this de	ides other property or vieen symbols; if not a ed and where the con-	value given or promi pplicable. See ORS text so requires, the	900.00 .°However, the actual con- ised which is the whole consideration 93.030) e singular includes the plural. this 13th day of March,
19 <u>90</u> .	ist, the grantor has exec		on and
		Dil	4 Ruga A
		Bild	R. Mggs, Jr.
STATE OF OREGON, County	of Klamath)ss.	
Mattchi'/4, 13	, 19	<u>90</u> .	
Personally appeared	the above named	Rilly R. Riggs.	and acknowledged the foregoing
instrument to be his	voluntary act and	deed.	
		ore me Judi	chd. Morgado
San Control of the Control	•	Notary Put	olic for State of Brigon ssion Expires: 8.31-91
Billy R. Biggs Jr.			STATE OF OREGON,
c/o Kiiii			Sø.
GRANTOITS NAME AND	DORESS		County of
Patrick J. Sullivan Tina M.Sullivan			was received for record on the day
1469 Morningside Lane	1CFO 97603		of, 19, at M., and recorded
GRANTEL'S NAME AND After recording saturn to:	DDRESS	SPACE RESERVED	in book/reei/volume No on
Klamath First Federal S	& L	FOR RECORDER'S USE	page or as document/fee/file/instrument/microfilm No,
2943 South Sixth St. Klamath Falls, OR 976	3		Record of Deeds of said county.
NAME, ADDRESS, Until a change is inquested till tax statementa sho	IP .		Witness my hand and seal of County affixed.
Klamath First Federal			
2943 South Sixth St.			NAME TITLE
Klamath Falls, OR97603	iP .		By Deputy



EXHIBIT "A"

A portion of the SE 1/4 NW 1/4 Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwesterly corner of the SW 1/4 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88 degrees 50 1/2' West along the center line of the said Morningside Lane 1435 feet and North O degrees 10' East along the Westerly boundary of the said Section 21, 858 feet, and running; thence North 88 degrees 50 1/2' East 640 feet; thence North 0 degrees 10' East 236.8 feet; thence North 89 degrees 40' West 640 feet; thence South 0 degrees 10' West 253.4 feet to the point of beginning.

SAVING & EXCEPTING THEREFROM the right of way of Morningside Lane.

CODE 164 MAP 3909-21BO TL 2200

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at Page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement

4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

: February 25, 1948 Recorded

217 Book -: 255 Page

				THE ARESTES.	ce
STATE OF	OREGON:	COUNTY	OF	KLAMATH:	33.

1 C-	at regu	est of	Aspen Ti	tle Co.	, and duly recorded in	Vol. M90,
of	r record at requ March	A.D., 19	90 at 4:07	on Page	4/65	
		of	Deeus	Eve lyn Bi	iehn County Clei	ik
FEI3	\$33.00			By <u>♀</u> ∠	where Muste	7.000