

13244

NTC #23374-DN

1244: MTC #23374-DN  
KNOW ALL MEN BY THESE PRESENTS, That  
MABEL HUNTER HOOPER

KNOW ALL MEN BY THESE PRESENTS, that I, MABEL HUNTER HOOPER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called FRANK JAMES SULLIVAN the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 357, Block 123, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 033AD 07200

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that

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.

demands of all persons whomsoever, except those claiming under the above described instrument, in and to the sum of \$ 17,500.00 (Seventeen thousand and no/100 dollars) for the value of the above described property. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00

The true and actual consideration paid for this transfer, shall be the sum of \$100,000.00, and the same shall be paid in full at the time of the transfer.

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 6th day of April, 19 90;  
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.

Mahe Hunter Hooper  
MAHE HUNTER HOOPER

Mabel Hunter Hooper  
MABEL HUNTER HOOPER

STATE OF OREGON,  
County of Klamath ss.  
April 6, 1930

Personally appeared the above named \_\_\_\_\_  
Mabel Hunter Hooper \_\_\_\_\_

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

DANA M. NIELSEN  
 Before Me, Notary Public - Oregon  
 My Commission Expires 11/30/94  
 Notary Public for Oregon  
 My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
\_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ 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.

(OFFICIAL

*Before me:*

*Notary Public for Oregon*  
My commission expires:

STATE OF OREGON.

**\$5.**

County of Klamath  
I certify that the within instrument was  
received for record on the 6th  
day of April, 19 90,  
at 11:57 o'clock A M., and recorded  
in book M90 on page 6365 or as  
file/reel number 13244,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

*Recording Officer*

By Quincy Mulford Deputy

Fee \$28.00

**MOUNTAIN TITLE COMPANY**