90 SEP



#01035425 WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Randall C. Osborn
736 Mt. Pitt
Klamath Fulls OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

MICHAEL J. SULLIVAN and NINA N. SULLIVAN, husband and wife, hereinafter called GRANTOR(S), convey(s) to RANDALL C. OSBORN and LISA J. OSBORN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5, Block 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath; State of Oregon, TOGETHER WITH portion of vacated Oregon Avenue, vacated by Ordinance 5045 and recorded March 16, 1959 in Book 310 at page 496, Deed Records, inuring thereto by Law.

Code 1, Map 3809-19CD, TL 8000.

"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) Taxes for the fiscal year 1990-'91, a lien not yet payable. 2) Regulations, including levies, liens and utility assessment of the city of Klamath Falls. 3) Conditions and Restrictions as shown on the recorded plat of Buena Vista Addition to the City of Klamath Falls. 4) Declaration of Conditions and Restrictions recorded September 10, 1956 in Book 12, page 250 and as modified by instrument recorded July 9, 1959 in Book 314, page 80. 5) Easement for utilities as reserved in Ordinance No. 5045, recorded March 16, 1959 in Book 310 at page 496, Deed Records.,

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 \$74,900.00.

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 31st day of August, 1990.

Michael J Sullivan

NINA N. SULLIVAN

MICHAEL J. SULLIVAN Nena N. Sullwan atter

STATE OF OREGON, County of Klamath)ss.

On August 31, 1990, personally appeared the above-named Nina N. Sullivan and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: 1/ Anlene T Notary Public for Oregon

My Commission Expires: March 22, 1993.

STATE OF OREGON, County of Klamath)ss.

On August 31, 1990, personally appeared Nina N. Sullivan as attorney in fact for Michael J. Sullivan, and acknowledged the Continued on next page

Continued on next have the topology in the tage for Alchael J. Sullivention according to 1.5822 WARRANTY DEED PAGE 2 grander geställen Tälle. foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said principal. Before me: Walene Adding ton Notary Public for Oregon My Commission Expires: March 22, 1993. THE RECEIPTANT COOPS A THE RESIDENCE 的物域有更 Man R. San Lines . का **, क्ष्में देश के प्राप्त**े के किस्से STATE OF OREGON: COUNTY OF KLAMATH: ss. 6th A.D., 19 90 at 10:08 o'clock A.M., and duly recorded in Vol. M90 Aspen Title co. Filed for record at request of ___ ____ on Page ____17854 Sept. Deeds Evelyn Biehn - County Clerk of ____ By Danline Mullenders \$33.00 FEE THE STREET STREET WERE THE THE PERSON OF THE PRINCIPLE STREET STR HARLE BOOK HELL THERE - FACE PORTS OF BROOK! under der gereiche geschen der sollen der geschliche beröschigkein gesell einer erhölten der geschliche geschl Figures 2. Sucrive when and styles of substance for the second se SANTO STATE OF THE FOLLOWING KOOPERSY TO CHARLES OF STARTS FOR THE SECOND A STATE OF THE STA DESERT REFERENCE RESPONSED TITLE & ESCROW, INC A SAN SECTION 12061 Vol. 12954 17654

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