

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES S. SULLIVAN and NADENE M. SULLIVAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TAMMY WALLACE

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

## MOUNTAIN TITLE COMPANY

"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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,500.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 25 day of September, 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.

STATE OF OREGON,

County of Klamath ss.September 25, 19 90.

Personally appeared the above named

Charles S. Sullivan and Nadene M. Sullivan

CHARLES S. SULLIVAN

NADENE M. SULLIVAN

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

Before me,

Notary Public for Oregon

My commission expires:

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

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by

\_\_\_\_\_, president, and by

\_\_\_\_\_, secretary of

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

CHARLES S. SULLIVAN &amp; NADENE M. SULLIVAN

GRANTOR'S NAME AND ADDRESS

TAMMY WALLACE

GRANTEE'S NAME AND ADDRESS

After recording returns to:

SAME AS GRANTEE

KFESL

2943 S. 6th St

K-Falls, OR

NAME, ADDRESS, ZIP

97603

Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

19676

10-03

MTC NO: 24327-K

EXHIBIT "A"  
LEGAL DESCRIPTION

The following portion of the NW1/4 NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, to wit:

Beginning at the intersection of the North line of said Section 27 and the center line of the existing drain (as constructed over and upon the ground) which intersection is 427.0 feet, more or less, East of the NW corner of said Section 27; thence West along North line of Section 27 a distance of 427.0 feet, more or less, to the NW corner of said Section 27; thence South along the West line of said Section 27 a distance of 621.0 feet to a point; thence East a distance of 740.0 feet, more or less, to a point on center line of aforementioned drain; thence Northwesterly along center line of said drain to the point of beginning.

EXCEPTING from above described property any portion thereof lying within existing roadways, ditches, canals and laterals.

Tax Account No: 3909 02700 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 28th day  
of Sept. A.D., 19 90 at 3:08 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 19675.  
Evelyn Biehn County Clerk  
By Pauline Mullendore

FEE \$33.00

