

Aspen Title #01038676

## WARRANTY DEED

JAMES RODGERS and MARY ANN RODGERS, Grantors, convey and warrant to MICHAEL S. SULLIVAN and DOLORES A. SULLIVAN, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and incorporated herein by this reference.

The above said property is conveyed subject to: Rights of the public in and to any portion of the property lying within the limits of street, s roads or highways; easements and rights of way of record and those apparent on the land; conditions, covenants, reservations and restrictions of record; and real property taxes and assessments, including special district assessments and charges and potential real property taxes and interest which may result from the disqualification of the subject property from farm use or forest use property tax assessment; contract including the terms and provisions thereof dated November 9, 1987, recorded November 16, 1987, Book M-87, page 20730, re-recorded January 8, 1988, Book M-88, Page 415.

The true consideration paid for this conveyance is \$145,000.

## SUBJECT TO THE FOLLOWING LAW:

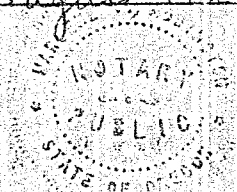
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*James L. Rodgers*  
James Rodgers

*Mary Ann Rodgers*  
Mary Ann Rodgers

STATE OF OREGON )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on the 20th day of August 1992, by JAMES RODGERS and MARY ANN RODGERS.



*Barbara Addington*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-22-93

After recording, return to: Mr. and Mrs. Michael S. Sullivan  
P.O. Box 5213, Klamath Falls, OR. 97601 and send tax  
statements to Mr. & Mrs. Sullivan, P.O. Box 5213,  
Klamath Falls, OR. 97601

## EXHIBIT "A"

## PARCEL 1:

A parcel of land situated in the SE 1/4 SE 1/4, in Lot 5 and in Lot 6, all being in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point where the South line of said Section 27 intersects the Westerly right of way line of the Burlington Northern Railroad, from which the Southeast corner of said Section 27 bears South 89 degrees 38' 24" East, 1097.43 feet; thence North 28 degrees 45' 24" West along said right of way line, 1029.75 feet; thence South 61 degrees 14' 36" West, 50.00 feet; thence North 28 degrees 45' 24" West, 655.60 feet; thence along the arc of a 3629.65 foot radius curve to the left (delta equals 01 degrees 10' 05"), 114.77 feet to the South line of a drainage easement; thence South 57 degrees 42' West along the South line of said drainage easement, 275.64 feet, more or less, to a point on the mean high water line of the left bank of Lost River; thence Southeast along said mean high water line to a point on the South line of said Section 27; thence South 89 degrees 38' 24" East, along said South line, 751.73 feet, more or less, to the point of beginning.

## PARCEL 2:

All that portion of Lot 8 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, lying East of Lost River and West of the Great Northern Railroad right of way, in the County of Klamath, State of Oregon.

CODE 18 MAP 4010-2700 TL 600  
CODE 18 MAP 4010-3400 TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
of Aug. A.D., 19 92 at 10:22 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 19022

FEE \$35.00

Evelyn Biehn - County Clerk

By D. M. Mendenhall