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Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

Vol. m89 Page 24165AFTER RECORDING RETURN TO:
FRANK J. SULLIVAN7826 HIGHWAY 39
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELYDIA QUEEN VARGAS hereinafter called GRANTOR(S), convey(s) to
FRANK J. SULLIVAN hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:The North 82 feet of the West one-half of Lot 2, Block 3,
ALTAMONT ACRES, County of Klamath, State of Oregon.

Code 41 Map 3909-3DC TL 6600

"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) Conditions,
Restrictions as shown on the recorded plat, 2) Regulations,
including levies, liens, assessments, rights of way and
easements of Klamath Irrigation District and of South Suburban
Sanitary District, 3) Conditions and Restrictions in Deed
recorded September 17, 1927 in Book 77 at page 40, 4) Trust
Deed recorded November 7, 1977 in Book M-77 at page 21360, which
Grantee herein hereby assumes and agrees to pay.

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
\$14,500.00.

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 31 day of December 1989.

Lydia Queen Vargas
LYDIA QUEEN VARGAS

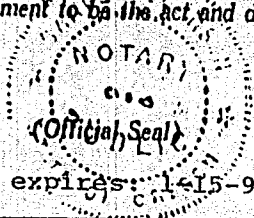
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 13th day of December, 1989 personally appeared
David Mannix
who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Lydia Queen Vargas
and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.



Before me

Carole Johnson
(Signature)

Notary Public for Oregon

(Title of Officer)

My commission expires: 1-15-94

