

WARRANTY DEED

Vol. M95 Page

MTC 36221 KR

LEROY F. FERNLUND and CORLISS FERNLUND,

Grantor(s) hereby grant, bargain, sell and convey to

MARY K. SULLIVAN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 22 in Block 31 of HOT SPRINGS 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.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1855 FREMONT STREET, KLAMATH FALLS, OR 97601

Dated this 7th day of Sept., 1995

Leroy F. Fernlund
LEROY F. FERNLUND

Corliss Fernlund
CORLISS FERNLUND

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 9/7 19 95
COUNTY OF Klamath

Personally appeared the above named Leroy F. Fernlund + Corliss Fernlund and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for OREGONMy commission expires 12/20/98

(seal)

Return to:

MARY K. SULLIVAN
1855 FREMONT STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 8th day
of September A.D., 19 95 at 10:51 o'clock A M., and duly recorded in Vol. M95
of on Page 24283
Deeds

FEE \$30.00

By Bernetha G. Letch County Clerk
[Signature]