

MTC 36364 HF

WARRANTY DEED

CHARLES S. SULLIVAN AND NADENE M. SULLIVAN, TRUSTEES OF THE CHARLES S. AND NADENE M. SULLIVAN LIVING TRUST,

Grantor(s) hereby grant, bargain, sell and convey SHAYNE WIDEMAN and DAWN WIDEMAN, as tenants by the entirety, 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 28 in Block 3 of RIVERVIEW ADDITION, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 733, KENO, OR 97627

Dated this 22nd day of September 19 95

CHARLES & NADENE SULLIVAN LIVING TRUST

BY: Charles S. Sullivan TRUSTEE
CHARLES S. SULLIVAN

BY: Nadene M. Sullivan TRUSTEE
NADENE M. SULLIVAN

STATE OF OREGON, County of Klamath ss.

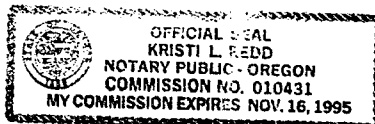
This instrument was acknowledged before me on 9/22, 19 95

by CHARLES S. SULLIVAN & NADENE M. SULLIVAN

as TRUSTEES

of THE CHARLES S. AND NADENE M. SULLIVAN LIVING TRUST

Kristi L. Redd
Notary Public of Oregon
My commission expires 11/16/95



Return to:

SHAYNE WIDEMAN
PO BOX 733
KENO, OR 97627

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co
on this 13th day of Oct A.D., 19 95
at 2:15 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 27662.

Bernetha G. Letsch County Clerk

By Dawn M. Mullendore

Deputy.

Fee, \$30.00