

WARRANTY DEED

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*MTC 36960ms*

PAUL A. SULLIVAN and MERNA L. SULLIVAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to DALE M. RUDOLPH and JOLINE M. RUDOLPH, 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 13 IN BLOCK 5 OF TRACT 1093, PINECREST, 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 \$ 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 22, BLY, OREGON 97622

Dated this 11th day of January, 1996

*Paul A. Sullivan*  
PAUL A. SULLIVAN

*Merna L. Sullivan*  
MERNA L. SULLIVAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. January 11 1996  
COUNTY OF Klamath

Personally appeared the above named Paul A. Sullivan and Merna L. Sullivan

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: *Marjorie Stuart*

Notary Public for Oregon

My commission expires 12-20-98

Return to:  
DALE M. RUDOLPH  
P.O. Box 22  
Bly, OR 97622

STATE OF OREGON, ss. County of Klamath

Filed for record at request of:

Mountain Title Co

on this 16th day of Jan A.D., 19 96  
at 11:08 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 1168

Bernetha G. Leysch County Clerk

By *Lyette M. Leysch*

Deputy.

Fee, \$30.00