

16934

'96 APR 24 P3:47

MTC 37584 DS

WARRANTY DEED

Vol. 1496 Page 11476

RUBY L. STANDRIDGE,

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

FRANK J. SULLIVAN and PATRICK SULLIVAN, with the rights of survivorship,

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 17, Block 50 of MALIN, 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 \$ 2,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7826 Hwy 39, Klamath Falls, OR 97603

Dated this 19 day of March, 1996

Ruby L. Standridge
RUBY L. STANDRIDGE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIAss. March 19 19 96COUNTY OF Del NortePersonally appeared the above named Ruby L. Standridge

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

[Signature]

Notary Public for _____

My commission expires 3/29/96

(seal)

ESCROW NO. MT37584-DS

Return to:

FRANK J. SULLIVAN

7826 Hwy 39K. Falls, OR97603STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 24th day of April A.D. 19 96
at April o'clock P.M. and duly recorded
in Vol. 1496 of Deeds Page 11476

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00