

54176

MTC 43775-LW
WARRANTY DEEDVol. M98 Page- 7198

KENNETH W. MCDONALD and JACQUELINE P. MCDONALD, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PATRICK J. SULLIVAN AND TINA M. SULLIVAN, HUSBAND AND WIFE AND FRANK J.
SULLIVAN, ALL WITH 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:

The North 60 feet of Lot 3 in Block 3, ALTAMONT ACRES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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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 \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 7826 HWY 39 KLAMATH FALLS, OR 97601

Dated this 3 day of March, 1998.

Kenneth W. McDonald
KENNETH W. MCDONALD

Jacqueline P. McDonald
JACQUELINE P. MCDONALD

STATE OF AZ
COUNTY OF Yavapai SS. 3-3 19 98

Personally appeared the above named Kenneth W. McDonald &
Jacqueline P. McDonald

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Danette R. Holmes
Notary Public for ARIZONA
My commission expires 7-18-2001

(seal)

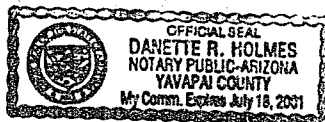
ESCROW NO. MT43775-LW

Return to:

PATRICK J. SULLIVAN
FRANK SULLIVAN
7826 HWY 39

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of Amerititle the 5th day
of March A.D., 19 98 at 3:29 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 7198.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross