

54355

JAMES W. SUNDERLAND AND ILSE A. SUNDERLAND, TRUSTEES OF THE JAMES W. SUNDERLAND AND ILSE A. SUNDERLAND TRUST DATED JUNE 16, 1983.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BRIAN L. SHARP,

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 1 in Block 5 of FIRST ADDITION TO KELENE GARDENS, 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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3924 BARTLETT, KLAMATH FALLS, OR 97603

Dated this 4TH day of MARCH, 1998

THE SUNDERLAND TRUST

BY: James W. Sunderland TRUSTEE  
JAMES W. SUNDERLAND

BY: Ilse A. Sunderland TRUSTEE  
ILSE A. SUNDERLAND

STATE OF CALIFORNIA

COUNTY OF SONOMA

SS. MARCH 4TH 1998

Personally appeared the above named JAMES W. SUNDERLAND

AND ILSE A. SUNDERLAND

and acknowledged the foregoing instrument to be TRUE voluntary act.

(seal)



Before me:

Michelle Phillips  
Notary Public for STATE OF CALIFORNIA  
My commission expires OCT. 17, 2000

ESCROW NO. MT43839-LW

Return to:

BRIAN L. SHARP  
3924 BARTLETT  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 9th day of March A.D., 1998  
at 3:28 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 7598

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy: