

60721

MTC 44608-PS
WARRANTY DEED

Vol. 198 Page 22015

JAMES B. O'CONNOR and RHONDA G. O'CONNOR and JOHN O'CONNOR, Grantor(s) hereby grant, bargain, sell, warrant and convey to: STEPHEN E. SULLIVAN and JENNIFER L. SULLIVAN, husband and wife, 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 4, TRACT 1320 - KLAMATH HILLS, 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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10131 VALLEY FORGE DR., HUNTINGTON BEACH, CA 92646

Dated this 17th day of June 1998.

James B. O'Connor
JAMES B. O'CONNOR

Rhonda G. O'Connor
RHONDA G. O'CONNOR

John O'Connor
JOHN O'CONNOR

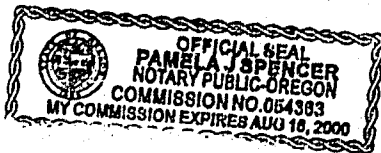
STATE OF Oregon

COUNTY OF klamath

SS. 6/17 19 98

Personally appeared the above named James B O'Connor & Rhonda G. O'Connor

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Pamela J. Spencer

Notary Public for OREGON

My commission expires 8/16/2000

ESCROW NO. MT44608-PS

Return to:

STEPHEN E. SULLIVAN
10131 VALLEY FORGE DR.
HUNTINGTON BEACH, CA 92646

22016

STATE OF OREGON,

County of Klamath

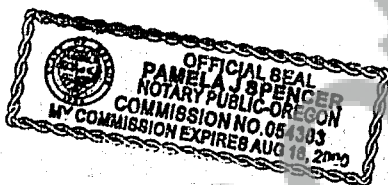
} ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 19th day of June, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named JOHN O'CONNOR

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Pamela J. Spencer

My commission expires 8/18/2000 Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Americ title
of June A.D., 1998 at 11:17 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 22015

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk