

04 DEC 30 AM 10:28

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After Recording Return to:
ROLAND GANGSTEE and SHELLEY GANGSTEE
2630 SARI DR
KLAMATH FALLS, OR. 97601
Until a change is requested all tax statements
Shall be sent to the following address:
ROLAND GANGSTEE and SHELLEY GANGSTEE
2630 SARI DR
KLAMATH FALLS, OR. 97601

State of Oregon, County of Klamath
Recorded 12/30/04 10:28 a m
Vol M04 Pg 89440-41
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen Title Escrow
WARRANTY DEED
(INDIVIDUAL)

MICHAEL SULLIVAN and LOUISE SULLIVAN, herein called grantor, convey(s) to **ROLAND GANGSTEE and SHELLEY GANGSTEE**, husband and wife, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$25,000.00**. ✓
(here comply with the requirements of ORS 93.930)

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.

Dated December 21, 2004.

Michael Sullivan

MICHAEL SULLIVAN
Louise Sullivan

LOUISE SULLIVAN

STATE OF OREGON, County of Klamath) ss.

On 12-28-04 personally appeared the above named **MICHAEL SULLIVAN and LOUISE SULLIVAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

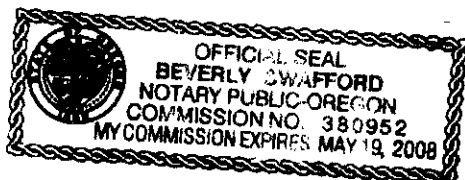


525 Main Street
Klamath Falls, OR 97601
Order No.: 00060575

Before me: *Beverly Swafford*

Notary Public for Oregon
My commission expires: May 19, 2008

Official Seal



2600A

Exhibit A

PARCEL 1:

A portion of the NW 1/4 SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East along the East-West centerline of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 150 feet from the center quarter corner of said Section 10; thence continuing East along said centerline a distance of 180 feet; thence South parallel to the North-South centerline of said Section 10 a distance of 100 feet to a point; thence West parallel to the East-West centerline a distance of 180 feet to a point; thence North parallel to said North-South centerline a distance of 100 feet to the point of beginning.

PARCEL 2:

A portion of the NW 1/4 SE 1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East along the centerline of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 150 feet from the center of said Section 10 and thence South at right angles to said centerline a distance of 100 feet to the true point of beginning; thence continuing South a distance of 75 feet to a point; thence East parallel to said centerline a distance of 180 feet to a point; thence North at right angles to said centerline a distance of 75 feet to a point which is 100 feet South of said centerline; thence West parallel to and 100 feet Southerly from said centerline a distance of 180 feet to the point of beginning.