

2009-012405

Klamath County, Oregon



00072810200900124050010017

09/18/2009 01:13:36 PM

Fee: \$21.00

After Recording Return to:

GREGORY SCOTT SULLIVAN, TRUSTEE  
DEANNA M. SULLIVAN, TRUSTEE

Until a change is requested all tax statements  
Shall be sent to the following address:  
SAME AS ABOVE

ATE 67154 MS

**WARRANTY DEED**  
(INDIVIDUAL)

ROBERT ROSSITER, herein called grantor, convey(s) to GREGORY SCOTT SULLIVAN AND DEANNA M. SULLIVAN, TRUSTEES OF THE SULLIVAN 2004 TRUST, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 2, Block 9, ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

CODE 008 MAP 3606-003AA TL 03200 KEY 308394

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 \$3,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated September 17, 2009.

ROBERT ROSSITER

STATE OF OREGON, County of Klamath ss.

On Sept. 18, 2009 personally appeared the above named ROBERT ROSSITER and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67154MS

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/2009

Official Seal

