

MT87238-SH

THIS SPACE

2010-003793

Klamath County, Oregon



00081849201000037930020027

03/29/2010 11:33:59 AM

Fee: \$42.00

After recording return to:

MARIA DEL CARMEN GARCIA

PO BOX 433

MALIN, OR 97632

Until a change is requested all tax statements shall be sent to the following address:

MARIA DEL CARMEN GARCIA

PO BOX 433

MALIN, OR 97632

Escrow No. MT87238-SH

Title No. 0087238

SWD r.012910

STATUTORY WARRANTY DEED

PATRICK JAMES SULLIVAN, Grantor(s) hereby convey and warrant to **MARIA DEL CARMEN GARCIA**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

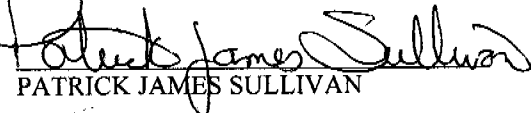
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$4,500.00**.

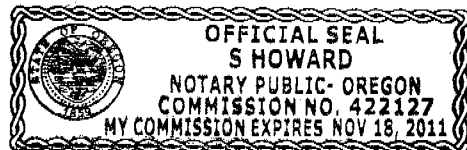
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

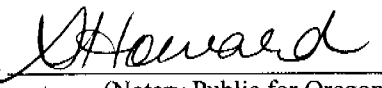
Dated this 26 day of March, 2010.


PATRICK JAMES SULLIVAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 26, 2010 by PATRICK JAMES SULLIVAN.




(Notary Public for Oregon)

My commission expires 11-18-11

42.00

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 31.5 feet of Lot "D" of resubdivision of Lots 1 to 16 inclusive, in Block 51 of SUPPLEMENTARY PLAT OF THE CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot "D"; thence Southerly along the Westerly line of said Lot "D", a distance of 96.9 feet to the Southwesterly corner thereof; thence Easterly along the Southerly boundary of said Lot "D" a distance of 31.5 feet; thence Northerly parallel to the Westerly line of said Lot "D" a distance of 83.85 feet, more or less to the Southerly line of Railroad Avenue; thence Northwesternly along the Southerly line of Railroad Avenue a distance of 34.1 feet, more or less, to the point of beginning.