# AmeriTitle Part of The IELD-WEN Family

THIS SPACE RESERVED FOR REC

2013-002915

Klamath County, Oregon

03/18/2013 03:15:52 PM

Fee: \$62.00

## SUCCESSOR TRUSTEES OF THE BESSIE L. SULLIVAN & JOE W. SULLIVAN TRUST DATED APRIL 28, 1992

Grantor's Name and Address

DANIEL L. SULLIVAN

4120 Denver Aul. Klamath Falls OR 9760

Grantee's Name and Address

After recording return to:

DANIEL L. SULLIVAN

4720 Venver the 47603

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

DANIEL L. SULLIVAN

4720 Venver Aul. 9760

Escrow No.

MT96736-LW

Title No.

0096736

BSD r.020212

#### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

DANIEL L. SULLIVAN & LARRY J. SULLIVAN AND JOSEPH EARL SULLIVAN, SUCCESSOR TRUSTEES OF THE BESSIE L. SULLIVAN & JOE W. SULLIVAN TRUST DATED APRIL 28, 1992,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

#### DANIEL L. SULLIVAN AND LARRY J. SULLIVAN, AS TENANTS IN COMMON

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

102 Ant

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BY: Manier L. SULLIVAN, TRUSTEE

LARRY SULLIVAN, TRUSTEE

OSEPH EARL SULLIVAN, TRUSTEE

SIGNED IN COUNTERPART

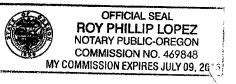
APRIL 28, 1992

State of Oregin County of Muliningh

This instrument was acknowledged before me on 3/4/ 13, 2013 by JOSEPH EARL SULLIVAN SUCCESSOR TRUSTEES OF THE BESSIE L. SULLIVAN & JOE W. SULLIVAN TRUST DATED APRIL 28, 1992.

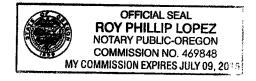
(Notary Public for Oregon)

My commission expires 7/9//



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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4 day of Murch, 2013.
SUCCESSOR TRUSTEES OF THE BESSIE L.
SULLIVAN & JOE W. SULLIVAN TRUST DATED
APRIL 28, 1992)
BY: DELL SULLIVAN, TRUSTEE
Dirichle E. Goldervin, Trootie
BY:
LARRY J. SULLIVAN, TRUSTEE
Industry 1 decided with the state of the sta
OSEPH EARL SULLIVAN, TRUSTEE
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SIGNED IN COUNTERPART
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State of Coca a va
State of Oregin County of Multimet
This instrument was acknowledged before me on $3/4/113$ , 2013 by JOSEPH EARL SULLIVAN
SUCCESSOR TRUSTEES OF THE BESSIE L. SULLIVAN & JOE W. SULLIVAN TRUST DATED APRIL 28, 1992.
DOGGESSOR TROUBES OF THE BESSEE E. DOGGETTH WOOL W. GOLDET THE TROUBE IN RED 20, 1992.
(Notary Public for Oregon)
$\sim 1/11$
My commission expires $\frac{1}{2}$



State of Ore	gog//
County of	30 Kllmath

On this \_7TH\_\_ day of MARCH, 2013\_, personally appeared before me the above named DANIEL L. SULLIVAN SUCCESSOR TRUSTEE OF THE BESSIE L. SULLIVAN & JOE W. SULLIVAN TRUST DATED APRIL 28, 1992, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Notary Public for Oregon
My Commission expires:



State of Oregon County of Walking

On this Y day of MARCH, 2013\_, personally appeared before me the above named LARRY J. SULLIVAN SUCCESSOR TRUSTEE OF THE BESSIE L. SULLIVAN & JOE W. SULLIVAN TRUST DATED APRIL 28, 1992, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Notary Public for Oregon

Notary Public for Oregon
My Commission expires: HUGUST 10, 2013



#### LEGAL DESCRIPTION

### "EXHIBIT A"

Lots 3 and 4 in Block 12 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER with all of their right, title and interest in and to the North one-half of the portion of vacated alley adjoining said lots.

