



**2021-005574**

**Klamath County, Oregon**

**04/14/2021 08:29:00 AM**

**Fee: \$92.00**

THIS SPACE RESERVED FOR

After recording return to:

Patrick J. Sullivan and Tina M. Sullivan

1469 Morningside Ln.

Klamath Falls, OR 97603

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

Patrick J. Sullivan and Tina M. Sullivan

1469 Morningside Ln.

Klamath Falls, OR 97603

File No. 426974AM

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### STATUTORY WARRANTY DEED

**Tina Marie Sullivan, Cheryl Denise Groves and Sharene Ann Mark, each as to an undivided one-third interest as tenants in common,**

Grantor(s), hereby convey and warrant to

**Patrick J. Sullivan and Tina M. Sullivan, as Tenants by the Entirety,**

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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$60,000.00.

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:

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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 9th day of April, 2021.

Cheryl Denise Groves  
Cheryl Denise Groves

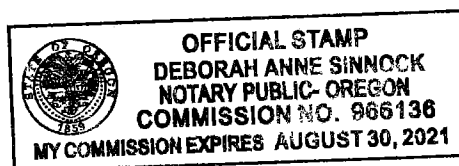
Sharene Ann Mark  
Sharene Ann Mark

Tina Marie Sullivan  
Tina Marie Sullivan

State of OR } ss  
County of Klamath }

On this 9th day of April, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Tina Marie Sullivan, Cheryl Denise Groves and Sharene Ann Mark, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21



## EXHIBIT "A"

426974AM

Lot 5 Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a tract of land situated in the NE1/4 NE1/4 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the E1/16 corner common to said Section 17 and 20; thence S00°05'00" East 21.20 feet to a point on the centerline of Matney Way; thence, along the said centerline S69°31'33" East 41.91 feet, on the arc of a curve to the left (radius equals 278.81 feet and central angle equals 34°11'48") 166.41 feet N76°16'39" East 53.46 feet, on the arc of a curve to the left (radius equals 607.56 feet and central angle equals 04°10'35") 44.29 feet and N 72°06'04" East 28.92 feet; thence leaving said centerline, N00°05'00" West 13.26 feet to a point on the line common to said Sections 17 and 20; thence S89°45'25" West 325.00 feet to the point of beginning.

ALSO TOGETHER WITH a tract of land situated in the NE1/4 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the section line common to Section 17 and said Section 20 with the centerline of Matney Way, from which the E1/16 corner common to said Section 17 and 20 bears S89°45'25" West 366.61 feet; thence S72°06'04" West, along the said centerline, 43.71 feet; thence N00°05'00" West 13.26 feet to a point on the said section line; thence N89°45'25" East 41.61 feet to the point of beginning, with bearings based on record of survey 6967 on file at the Office of the Klamath County Surveyor.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTIES a tract of land situated in the SE1/4 of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the intersection of the section line common to Section 20 and said Section 17 with the centerline of Matney Way, from which the E 1/16 corner common to said Section 17 and 20 bears S89°45'25" West 366.61 feet; thence, along the centerline of Matney Way, N72°06'04" East 124.11 feet, on the arc of a curve to the left (radius equals 200.00 feet and central angle equals 34°48'40") 121.51 feet and N37°17'24" East 13.35 feet to a point on the apparent high water line of Lost River; thence Southeasterly, along the apparent high water line, 202 feet, more or less, to its intersection with the line common to said Sections 17 and 20; thence S89°45'25" West 389 feet, more or less, to the point of beginning, with bearings based on record of survey 6967 on file at the Office of the Klamath County Surveyor.