

**2022-005530**

**Klamath County, Oregon**

**05/02/2022 11:48:01 AM**

**Fee: \$92.00**

## **COVER PAGE FOR OREGON DOCUMENTS**

**Grantor:** Michael Sullivan and Linda Sullivan, as tenants by the entirety

**Grantor's Mailing Address:** 5095 Ankeny Street, Klamath Falls, Oregon 97603

**Grantee:** Michael Patrick Sullivan and Linda Sue Sullivan, Trustees of the Michael and Linda Sullivan Family Trust dated January 28, 2019

**Grantees Mailing Address:** 5095 Ankeny Street, Klamath Falls, Oregon 97603

**Type of Document to be Recorded:** WARRANTY DEED

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Statutory Warranty Deed: Recorded August 13, 2021; Doc. No. 2021-012407

**Situs Address:** 5095 Ankeny Street  
Klamath Falls, Oregon 97603

**Tax Account Number:** Account: 573775; Map Number: 3909-014CA-10200

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Michael Patrick Sullivan, Trustee, et al  
5095 Ankeny Street  
Klamath Falls, OR 97603

**After Recording Return To:**

uDeed, LLC - 100834  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

**Prepared By:**

Michael Sullivan  
5095 Ankeny Street  
Klamath Falls, OR 97603

# **WARRANTY DEED**

TITLE OF DOCUMENT

**Michael Sullivan and Linda Sullivan, as tenants by the entirety**, Grantor, conveys and warrants to **Michael Patrick Sullivan and Linda Sue Sullivan, Trustees of the Michael and Linda Sullivan Family Trust dated January 28, 2019**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 9 IN BLOCK 11, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: Account: **573775**; Map Number: **3909-014CA-10200**

Prior Recorded Document Reference: **Statutory Warranty Deed**: Recorded **August 13, 2021**; Doc. No. **2021-012407**

Subject To:    1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements  
                      now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and none

**The true consideration for this conveyance is:** OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 4<sup>th</sup> day of MARCH, 2022. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

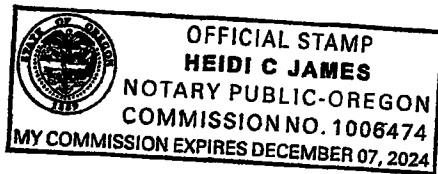
Michael Sullivan  
Michael Sullivan

Linda Sullivan  
Linda Sullivan

STATE OF Oregon }  
COUNTY OF Wamath } ss

This instrument was acknowledged before me this 4<sup>th</sup> day of March, 2022, by **Michael Sullivan and Linda Sullivan**.

NOTARY STAMP/SEAL



Before Me: Heidi C James  
NOTARY PUBLIC- STATE OF Oregon  
My Commission Expires: 12/07/2024