

WARRANTY DEED

31739

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THIS INDENTURE WITNESSETH, THAT LOUIS R. GRAF and JOYCE S. GRAF, husband and wife, hereinafter known as grantors, for and in consideration of the sum of one thousand and five hundred and no/100 Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto MICHAEL O'BRIEN the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 8 in Block 4 of North Beaver Marsh Addition, Klamath County, Oregon.

SUBJECT TO:

1. Conditions and recitals, including the terms and provisions thereof, as set out in that certain deed to State of Oregon by and through its State Highway Commission, recorded December 10, 1954, in Deed Volume 271 at page 112.
2. Conditions and restrictions, including the terms and provisions thereof, as set forth in that certain lease between the United States of America, recorded December 4, 1952, in Deed Volume 258 at page 129.
3. Reservations, including the terms and provisions thereof, as to set back lines, and utility easements, as set out on plat and in dedication of North Beaver Marsh Addition.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant to and with the said grantee, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 14th day of May, 1969.

Louis R. Graf (SEAL)
Joyce S. Graf (SEAL)

STATE OF WASHINGTON, County of Yakima
Personally appeared the above named LOUIS R. GRAF and JOYCE S. GRAF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Milne
Notary Public for Washington
My commission expires 7-24-1972

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of May, 1969, at 11:02 o'clock A.M., and recorded in book M-69 on page 3768 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

County Clerk--Recorder.

By Charles K. Houston Deputy

FEE \$ 1.50

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Return to:
Michael L. O'Brien
Box 68
Chenault, Ore.