

28-5151

79013

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WARRANTY DEED

This Indenture Witnesseth, THAT ROBERT L. GRAHAM and MARY J. GRAHAM,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

JOE FORDE

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

A tract of land described as follows: Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line, and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the 1/4 section corner common to section 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 of Section 11; thence South 88° 58' West along the North line of the S 1/2 SW 1/4 of Section 11, a distance of 67.5 feet to an iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning, being in the S 1/2 SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. EXCEPTING THEREFROM that portion lying within Winter Avenue.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Conditions and restrictions, imposed by that certain instrument including the terms and provisions thereof, recorded May 28, 1945 in Deed Book 176 at page 481, Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, dated June 13, 1972, recorded June 23, 1972 in Book M-72 at page 6818, Microfilm Records, which Trust Deed Grantee assumes and agrees to pay as the same becomes due; Easements and rights of way of record and those apparent on the land, if any.
The true and actual consideration for this transfer is \$.....9,200.00..... bchh/

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee

his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, 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 27th day of June 1973

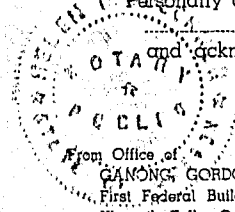
(SEAL)

Robert L. Graham (SEAL)

(SEAL)

Mary J. Graham (SEAL)

STATE OF OREGON, County of Klamath, ss. July 6th, 1973
I, Personally appeared the above named Robert L. Graham and Mary J. Graham,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



From Office of
CLARENCE GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

William D. Milne

Notary Public for Oregon.

My commission expires 11/25/76

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 17 day of JULY, 1973, at 3:35 o'clock P.M., and recorded in book M 72 on page 9127 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Hazel Drayak

County Clerk-Recorder

Deputy

FEE \$ 2.00

JUL 17 3 36 PM 1973