

1967 SN

36050

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. GRAHAM and MARY J. GRAHAM, who acquired title as MARY J. GRAHAM,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. RAGAN and LORA L. RAGAN, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 3, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- SUBJECT TO: 1. Taxes for the fiscal year 1977-'78, a lien not yet due and payable.
- 2. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.
- 3. Building set back line 20 feet from street as shown on dedicated plat.
- 4. 10 foot utility easement and 20 foot ditch easement as shown on dedicated plat.
- 5. Reservations as contained in plat dedication.
- 6. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded October 5, 1959, in Volume 316, page 326, and amended in instrument recorded September 29, 1961, in Volume 332, page 660, all Deed Records of Klamath County, Oregon.
- 7. Grant of Overhand Easement, including the terms and provisions thereof, recorded July 19, 1960 in Volume 322, page 636, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as specifically set forth hereinabove

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 20th day of September, 1977

Robert L. Graham
Mary J. Graham

County of Klamath ss. September 20, 1977
above named Robert L. Graham and Mary J. Graham

the foregoing instrument to be their voluntary act and deed.

Before me: Darlene V. Addington
Notary Public for Oregon
My commission expires March 22, 1981

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of September, 1977, at 9:30 o'clock A.M., and recorded in book M77 on page 17645 or as file/reel number 36050, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Bernetha S. Felisch Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Charles R. Ragan
P.O. Box 5049
City, 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Charles R. Ragan
Address As Above

NAME, ADDRESS, ZIP

