

EVERETT R. DEETS and MYRNA M. DEETS, husband and wife
RICHARD W. GRAHAM and LINDA D. GRAHAM, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 16, Block 13, Tract No. 1003, THIRD ADDITION TO MOYINA, in the
County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached Exhibit "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
The true and actual consideration for this transfer is \$ 56,000.00.

Dated this 30th day of January, 19 84.

Everett R. Deets
Myrna M. Deets

STATE OF OREGON, County of Klamath

On the 1st day of February, 19 84 personally appeared the above named
Everett R. Deets and Myrna M. Deets and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Ratzke
Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19 ____
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

After Recording Return to:

TAX STATEMENTS TO:
Mr. & Mrs. Richard W. Graham
1103 Tanera
Klamath Falls, Oregon 97603

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : March 11, 1940
 Recorded : April 4, 1940 Book: 128 Page: 267
 In favor of : California Oregon Power Company
 For : Pole and lines over Lot 16 in Block 13

3. An easement created by instrument, including the terms and provisions thereof,

Dated : September 15, 1965
 Recorded : October 8, 1965 Book: M-65 Page: 2454
 In favor of : First Addition to Moyina Improvement District, an Oregon Corporation
 For : Ingress and egress to the pump house, 10 feet in width, and easement and right of way along the Southerly 20 feet of property in question.

4. Restrictions, building set back lines, and utility easements as set forth on the plat and in the dedication of Third Addition to Moyina.

5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$19,100.00

Dated : September 16, 1971
 Recorded : September 23, 1971 Book: M-71 Page: 10094
 Trustor : Everett R. Deets and Myrna M. Deets, husband and wife

Trustee : William Ganong, Jr.
 Beneficiary : Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation

which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON

County of Klamath

Filed for record at request of

on this 2nd day of Feb. A.D. 19 84
 at 10:47 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 1762

EVELYN BIEHN, County Clerk

By Pam Smith, Deputy

Fee 8.00