

EMILE C. GRAVES and DENNIS ANN GRAVES, as tenants by the entirety, hereinafter called grantor, convey(s) to
SAMUEL H. CHANCE and CHRISTINE CHANCE, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lots 13 and 14 of POOLE HOME SITES, 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 _____

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 \$ 52,682.72.

Dated this 18th day of September, 19 84.

Emile C. Graves
Dennis Ann Graves
His attorney in fact

Washington
 STATE OF OREGON, County of Clark) ss.

On This 20th day of September 19 84 personally appeared the above named
Dennis Ann Graves and as attorney in fact of Emile C. Graves and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

Thomas D. Hammer
 Notary Public for Oregon Washington
 My commission expires: May 5, 1986

* 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)

Emile C. Graves
Dennis Ann Graves
 TO

Samuel H. Chance
Christine Chance

After Recording Return to:

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 _____

TAX STATEMENTS TO:
Mr. + Mrs. Samuel H. Chance
5847 Maryland Avenue
Klamath Falls, Oregon
97603

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Homeland Tract No. 2.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Poole Home Sites.
6. Subject to an easement over the Easterly portion of Lot 14 for the Enterprise Irrigation Canal, as set forth on the plat of Poole Home Sites.

7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$42,500.00

Dated : November 24, 1978
 Recorded : December 11, 1978 Book: M-78 Page: 26628
 Mortgagor : Emile C. Graves and Dennis Ann Graves
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs,

which Grantee herein assumes and agrees to pay.

8. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,500.00

Dated : September 21, 1979
 Recorded : September 21, 1979 Book: M-79 Page: 22565
 Mortgagor : Emile C. Graves and Dennis Ann Graves, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs,

Which Grantee herein assumes and agrees to pay.

STATE OF Washington } ss.
 County of Clark }

On this 20th day of September, A.D. 19 84, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dennis Ann Graves and to me known to be the individual described in and who executed the foregoing instrument for her self and as attorney in fact of Emile C. Graves also therein described, and acknowledged to me that she signed and sealed the same as her voluntary act and deed and as the free and voluntary act and deed of the said Emile C. Graves for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Emile C. Graves is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Emile C. Graves, Dennis Ann Graves his attorney in fact
 Notary Public in and for the State of Washington

Form No. 0-13.
 (Previous Form No. CTI-125)

(ACKNOWLEDGMENT BY SELF AND AS ATTORNEY IN FACT.)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 21 day of September A.D., 19 84 at 4:00 o'clock P M, and duly recorded in Vol M84, of Deeds on page 16456.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 8.00