

1-1-74

WARRANTY DEED

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41689

KNOW ALL MEN BY THESE PRESENTS, That ROSS K. GRAVETTE andKATHRYN D. GRAVETTE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARY A. KNIGHT, a single woman, 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:

More particularly described in Exhibit A attached hereto.

This conveyance includes the non-exclusive, perpetual easement in and to a certain well located and situate upon the property more particularly described in Exhibit A attached hereto.

The property is commonly known as: 6336 Elder Way, Klamath Falls, 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.

(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 those listed in Klamath County Title Company Preliminary Report No. K-37291.

and that grantor will warrant and forever defend the said 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 \$55,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of September, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Ross K. Gravette
Ross K. GravetteKathryn D. Gravette
Kathryn D. GravetteSTATE OF WASHINGTONCounty of King Okanogan
September 17, 1984STATE OF OREGON, County of Washington ss.
1984Personally appeared Ross K. Gravette andKathryn D. Gravette, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named Ross K. Gravette and Kathryn D. Gravette and acknowledged the foregoing instrument to be their voluntary act and deed.Notary Public for WASHINGTON
My commission expires: 9/87Notary Public for Oregon
My commission expires:ROSS K. GRAVETTE
KATHRYN D. GRAVETTESTATE OF OREGON, Washington } ss.
County of King

STATE OF OREGON,

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.BE IT REMEMBERED, That on this 25 day of September, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kathryn D. Gravetteknown to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Sandra D. Bynum
Notary Public for Oregon, Washington
My Commission expires: 10-4-87

16803

Order No. K-37291

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Lot 55 and the Southwest 70 feet of Lot 54 Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

NOTE: There is an easement appurtenant to the property being insured on which no examination has been made. Said easement will not be insured, but should be included in the forth coming conveyance. Easement is described as follows:

Together with the non-exclusive, perpetual easement in and to a certain well located and situate upon the following described real estate, to-wit:

A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 36, which bears North 31°33' East, a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Section 36; thence North 69°50' East 108.0 feet; thence South 16°06' East 72.0 feet; thence South 75°76' West 106.0 feet; thence North 17°47' West 51.23 feet, more or less, to the point of beginning, and in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

Return to:

Klamath First Federal Savings
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

EXHIBIT "A"

on this 28 day of Sept. A.D. 19 84
at 11:51 o'clock A M, and do
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00