

1658508

MTC 15944-P
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 1480 Page 3130

KNOW ALL MEN BY THESE PRESENTS, That BONNIE M. PROBST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENT R. GRAHAM and LARAINÉ GRAHAM, husband and wife 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 1, Block 5, TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 33,000.00

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 2/3rd day of February, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Bonnie M. Probst
BONNIE M. PROBST

STATE OF OREGON, County of Klamath, ss.
in February 27, 1986.
Personally appeared the above named BONNIE M. PROBST and acknowledged the foregoing instrument to be her voluntary act and deed.

STATE OF OREGON, County of _____, ss.
Personally appeared _____ and _____ 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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Bonnie M. Probst
1400 G Arthur St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Kent R. Graham & Laraine Graham
6704 Waggoner
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE'S
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE'S
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Country Green Association.
4. A 5 foot building setback from any lot lines, as shown on the dedicated plat.
5. A 12 foot walkway and utility easement along the Southerly lot line as shown on the dedicated plat.
6. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc. dated April 10, 1974, recorded May 2, 1974, in Book M74 at page 5514, Microfilm Records of Klamath County, Oregon.
"There will be a \$51.00 connection fee for water."
7. Reservations, restrictions, and easements as contained on plat dedication.
8. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof, recorded July 30, 1974, in Book M74, page 9272, and Amended June 30, 1975, in Book M75, page 7360, all in Deed Records of Klamath County, Oregon. Amendment to Covenants, Conditions, and Restrictions as filed in Decree filed July 11, 1979, Case No. 78-525E.
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of February A.D., 19 86 at 11:56 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 3130.

FEE \$9.00

Evelyn Biehn, County Clerk
By [Signature]