

S-31914

FRANCES SANDER

FRANCES SANDER  
convey(s) to TERRY F. GRAHAM and JOYCE A. GRAHAM, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:  
North 23 feet of Lot 10, Block 1

County of Klamath, State of Oregon, 1931.

The South 52 Feet of Lot 9 and the North 23 feet of Lot 10, Block 1  
FIRST ADDITION TO TONATEE HOMES, in the County of Klamath, State of  
Oregon.

"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."

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 those set out in Exhibit "A" attached hereto

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 \$ 33,900.00 ~~whereof the actual consideration for the transfer of the property is \$ 33,900.00 and the balance of the consideration is for the transfer of the property~~

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of February 19 88.

Frances Sander

STATE OF OREGON, County of Klamath ) ss.  
 of February, 19 88.

STATE OF OREGON, County of \_\_\_\_\_  
On this 22 day of February, 19 88.

On this 29 day of February, 1901,  
 I, Frances Sander, personally appeared the above named Frances Sander and acknowledged the foregoing  
 instrument to be her voluntary act and deed.  
 Before me: Andrea Handscher

and deed.

Before me: Andrea Handsoher  
Notary Public for Oregon  
My Commission Expires: 7-2-

Frances Sander

**GRANTOR'S NAME AND ADDRESS**

~~Terry F. Graham~~  
~~Joyce A. Graham~~

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

recording return to:  
Terry F. Graham and Joyce A. Graham  
1328 Gary Street

4328 Gary St.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
[redacted] and Joyce A. Graham

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

County of \_\_\_\_\_  
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 document/fee/file  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

NAME \_\_\_\_\_

By \_\_\_\_\_ Deputy \_\_\_\_\_

EXHIBIT "A"

2504

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Application and Agreement for Exemption from Payment of Assessments of Klamath Irrigation District:  
Recorded : November 25, 1985  
Book : M-85  
Page : 19138
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Santiary District, and ad per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31 recorded January 6, 1988 in Book M-88 at page 207.
4. Conditions, restrictions as shown on the recorded plat of First Addition to Tonatee Homes.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
Recorded : October 5, 1959  
Book : 316  
Page : 326

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 22nd day  
of February A.D. 19 88 at 3:27 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 2503  
FEE \$15.00  
By Evelyn Biehn, County Clerk  
