



32576

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

EDWARD F. GRAHAM
 PAMELA J. GRAHAM
 720 Ponderosa
 Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

HARRY S. POLLARD, JR. hereinafter called grantor, convey(s) to
 EDWARD F. GRAHAM AND PAMELA J. GRAHAM, HUSBAND AND WIFE,
 hereinafter called Grantee all that real property situated in
 the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 5, Tract No. 1091, LYNNWOOD, in the County of
 Klamath, State of Oregon.

SUBJECT TO:

1. 1988-1989 TAXES, a lien not yet payable.
2. Regulations, including levies, liens and utility assessments
 of the City of Klamath Falls.
3. Conditions, Restrictions as shown on the recorded plat of
 Lynnewood.
4. Declaration of Conditions and Restrictions, but omitting any
 restrictions based on race, color, religion or national origin
 appearing of record:
 Recorded: July 20, 1973 Book: M-73 Page: 9383

As amended by instrument:
 Recorded: June 9, 1976 Book: M-76 Page: 8487

As amended by instrument:
 Recorded: September 13, 1977 Book: M-77 Page: 17035

5. Trust Deed, including the terms and provisions thereof to
 secure the amount Noted below and other amounts secured
 thereunder, if any:

Grantor: Joseph R. Celeste and Callie E. Celeste
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Assn.
 Dated: April 1, 1980
 Recorded: April 2, 1980
 Book: M-80 Page: 6137

WHICH, THE Grantee herein agrees to assume and pay according to the
 terms and provisions contained therein.

PG. "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."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except those set out above.

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
 \$97,500.00.

Continued on next page

'88 SEP 2 PM 3 23

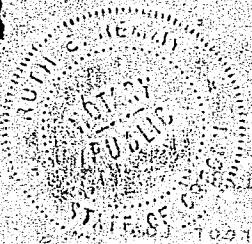
WARRANTY DEED - INDIVIDUAL
PAGE 2Aspen
TITLE & ESCROW, INC.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of August, 1988.

HARRY S. POLLARD, JR.
HARRY S. POLLARD, JR.STATE OF OREGON, County of Marion (ss.Sept. 1, 1988.

Personally appeared the above named HARRY S. POLLARD, JR. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Ruth E. Ramsey
Notary Public for OREGONMy Commission Expires: March 21, 1990

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of Sept. A.D., 1988 at 3:23 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 14425

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline MuelendorpTHIS INSTRUMENT IS IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON RECORDING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPLICABLE LAWS.and acknowledge that grantor is the owner of the above described
property and all encumbrances except those set out above.and will defend and defend the same against all persons who may
claim the same, except as shown above.The title and actual consideration for this transfer is
set forth on next page
Continued on next page