

KNOW ALL MEN BY THESE PRESENTS, That

Anne Parker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles G. Graham and Dana C. Graham, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE ATTACHED LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

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 \$ 20,000.00. However, the actual consideration consists of ~~the sum of \$20,000.00 and the sum of \$20,000.00~~ part of the consideration (indicate money). (The sentence between the two lines is not appropriate, delete it.)

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 16th day of August, 19 90; 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.

STATE OF OREGON,)
County of Klamath) ss.
August 16, 19 90

Personally appeared the above named Anne Parker and

Anne Parker
Anne Parker

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Anne Parker &
2046 Orchard St.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Charles G. Graham & Dana C. Graham
P.O. Box 1011
Clearlake Park, CA 95424

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is made, all statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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 _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDERS USE

By _____ Recording Officer
Deputy

16570

MTC NO: 24096-K

EXHIBIT "A"
LEGAL DESCRIPTION

The West half of all of the following described property: The East 33 1/3 feet of Lot 414 and the West 30 feet of Lot 413, Block 101, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point of the South line of Orchard Avenue, 16 2/3 feet East of the Northwest corner of said Lot 414 and running thence East along said line of Orchard Avenue a distance of 31 2/3 feet; thence South parallel to the East line of said Lot 414 a distance of 120 feet; thence West along the South line of said Lot 414, a distance of 31 2/3 feet; thence North parallel to the East line of said Lot 4 a distance of 120 feet to the point of beginning.

Tax Account No: 3809 033AC 03400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of Aug. A.D., 19 90 at 3:17 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 16569.

Evelyn Biehn - County Clerk

By Pauline Mullendare

FEE \$33.00