

WARRANTY DEED

UTC 29782-KR

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES G. GRAHAM and DANA C. GRAHAM, husband and wife

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

JOE L. DUQUE

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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: Trust Deed recorded August 17, 1990, in Volume M90, page 16571, Microfilm Records of Klamath County, Oregon in favor of Anne Parker, as Beneficiary who subsequently assigned to Henry J. Caldwell, Jr. and Deborah L. Caldwell, as Beneficiary. The above-named Grantee DOES NOT agree to assume nor pay the above-described Trust Deed and the Grantors named herein agree to hold the Grantee harmless therefrom.

## 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 those of

record and those apparent upon the land, if any, 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 \$ 20,500.00

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 4 day of May, 19 93; 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~~ CALIFORNIA )

County of \_\_\_\_\_ ss.

April, 19 93

Personally appeared the above named \_\_\_\_\_

CHARLES G. GRAHAM

DANA C. GRAHAM

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

Before me:

Notary Public for Oregon

My commission expires:

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)

CHARLES G. GRAHAM and DANA C. GRAHAM

P.O. BOX 1011

CLEAR LAKE PARK, CA 95424

GRANTOR'S NAME AND ADDRESS

JOE L. DUQUE

12050 ASPIN GOLD DR.

GRASS VALLEY, CA 95949

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOE L. DUQUE

12050 ASPIN GOLD DR.

GRASS VALLEY, CA 95949

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

JOE L. DUQUE

12050 ASPIN GOLD DR.

GRASS VALLEY, CA 95949

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.

By \_\_\_\_\_ Recording Officer  
Deputy

MTC Number: 29782-KR

## 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 a distance of 120 feet to the point of beginning.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIACounty of LAKEOn May 4, 1993 before me, Sharon L. Goode

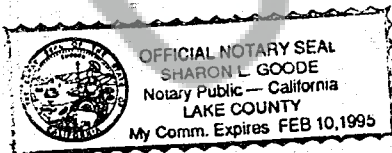
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Charles G. and Dana C. Graham

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Sharon L. Goode*  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES):

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT: TITLE OR TYPE OF DOCUMENT Warranty Deed  
NUMBER OF PAGES 2 DATE OF DOCUMENT 5/4/93  
SIGNER(S) OTHER THAN NAMED ABOVE Joe L. Duque

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day  
of May A.D., 19 93 at 11:16 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 10099

Evelyn Biehn County Clerk  
By Dana C. Graham

FEE \$35.00