

K-45506

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

GARY E. LARSEN AND SHANNA A. LARSEN AKA SHAUNA A. LARSEN  
 conveys and warrants to RICHARD W. GRAHAM AND LINDA D. GRAHAM, HUSBAND AND WIFE, Grantor,  
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

THE N1/2 OF LOT 7 OF VICORY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
 IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEY TO KLAMATH  
 COUNTY BY DEED RECORDED APRIL 7, 1941, IN VOLUME 136 PAGE 461, DEED RECORDS OF  
 KLAMATH COUNTY, OREGON.

## SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND  
 THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 31, 1985 IN VOLUME  
 M85, PAGE 10278 MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF WILLIAM L. HARTMAN  
 AND VIVIAN P. HARTMAN, ASSIGNED BY ASSIGNMENT OF BENEFICIARY INTEREST, RECORDED APRIL 14,  
 1993 IN VOLUME M93 PAGE 7747, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, SAID INTEREST  
 ASSIGNED TO WILLIAM L. HARTMAN AND VIVIAN P. HARTMAN, TRUSTEES OR THEIR SUCCESSORS IN TRUST,  
 UNDER THE HARTMAN LOVING TRUST DATED JANUARY 29, 1993, WHICH TRUST DEED GRANTEE HEREIN AGREES  
 TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE

The true consideration for this conveyance is \$ 36,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
 VERIFY APPROVED USES.

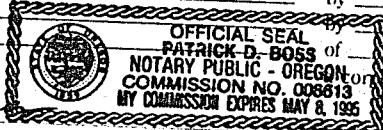
DATED this 27<sup>th</sup> day of July 19 93. If a corporate grantor, it has caused its name to be signed by  
 resolution of its board of directors.

X Gary E. Larsen  
 GARY E. LARSEN

X Shanna A. Larsen  
 SHANNA A. LARSEN AKA SHAUNA A. LARSEN

STATE OF OREGON, County of Deschutes ss.  
 The foregoing instrument was acknowledged before me  
 this 27<sup>th</sup> day of July 19 93  
 by Patrick D. Boss  
 GARY E. LARSEN AND  
 SHAUNA A. LARSEN

Patrick D. Boss  
 Notary Public for Oregon  
 My commission expires:



CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and \_\_\_\_\_

\_\_\_\_\_  
 of \_\_\_\_\_ corporation, on behalf of the corporation.

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co  
 on this 28<sup>th</sup> day of July A.D. 19 93  
 at 3:44 o'clock P M. and duly recorded  
 in Vol. M93 of Deeds Page 18496  
 Evelyn Biehn  
 By Dorene Muehlenberg County Clerk

Fee. \$30.00

Deputy.

After recording return to:

Mr. & Mrs. Richard W. Graham  
 1103 Tamara Dr.  
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Richard W. Graham  
 1103 Tamara Dr.  
 Klamath Falls, Oregon 97603