

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSEMARY GASKIN
RICHARD W. GRAHAM, 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 EXHIBIT A 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 36,573.43
~~Whereby the said grantor covenants to and with the 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 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.~~

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 5 day of February, 1995; 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.

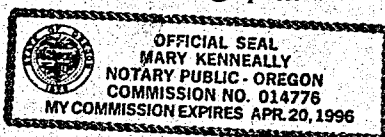
STATE OF OREGON,
 County of Klamath, ss.
February 5, 1995.

Personally appeared the above named
Rosemary Gaskin

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

Before me:

Mary Kenneally
 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)

Rosemary Gaskin
P.O. Box 467
Fort Klamath, OR 97626
GRANTOR'S NAME AND ADDRESS

Richard W. Graham
475 Kaer Ave.
Red Bluff, CA 96080
GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard W. Graham
475 Kaer Ave.
Red Bluff, CA 97626
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Richard W. Graham
475 Kaer Ave.
Red Bluff, CA 96080
NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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

EXHIBIT "A"
LEGAL DESCRIPTION

2618

A parcel of land located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, 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 on the Easterly right of way line of Hessig Street 165.34 feet South 00 degrees 01' 23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00 degrees 01' 23" West 50.00 feet; thence East 78.50 feet; thence South 00 degrees 01' 23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line; North 00 degrees 01' 23" East 80.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of February A.D., 19 95 at 9:26 o'clock

A M., and duly recorded in Vol. 6th da.
on Page 2617 M95

FEE \$35.00

Bernetha G. Letsch County Clerk
By Annette Mueller