

KNOW ALL MEN BY THESE PRESENTS, That  
ERNEST GRAVES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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 \$ 29,000.00

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 2nd day of February, 19 95; 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.

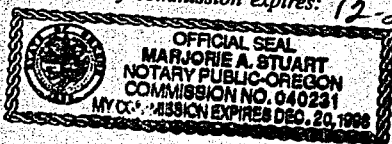
STATE OF OREGON

County of Klamath  
February 2, 19 95

Personally appeared the above named  
ERNEST GRAVES Alice Nork, as power  
of attorney for Ernest Graves

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

Before me: Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires: 12-20-98



ERNEST GRAVES  
3951 BRISTOL  
KLAMATH FALLS, OR 97603

MARJORIE H. DUGAN  
34973 CALLE SAMA  
CATHEDRAL CITY, CA 92234

After recording return to:  
MARJORIE H. DUGAN  
34973 CALLE SAMA  
CATHEDRAL CITY, CA 92234

Until a change is requested all my statements shall be sent to the following address:  
MARJORIE H. DUGAN  
34973 CALLE SAMA  
CATHEDRAL CITY, CA 92234

Ernest Graves  
ERNEST GRAVES  
by Alice Nork  
Alice Nork, his attorney in fact

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)

STATE OF OREGON,

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

2626

All that Easterly 75.75 feet portion of Lot 6, Block 3, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, as shown by the duly recorded plat of said addition on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 6 and of said Block 3; thence Southerly and parallel with Mortimer Avenue a distance of 39.9 feet; thence running in a Westerly direction a distance of 75.75 feet; thence Northerly and parallel with Eldorado Street a distance of 39.9 feet; thence Easterly a distance of 75.75 feet to the point of beginning, reserving from the above Tract the Northerly 7.9 feet as an entrance to the portion of the garage which lies on the Westerly 64.25 feet of said Lot 6, Block 3, of said Williams Addition to the City of Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day  
of February A.D., 19 95 at 9:26 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 2625

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Miller