

WARRANTY DEED

Vol. M95 Page 9153

88233 MTC 396-450

KNOW ALL MEN BY THESE PRESENTS, That EDWARD B. GRAHAM and JOAN M. GRAHAM husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ISABELLE VEASEY hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lots 1 and 2, Block 8, RAINBOW PARK ON THE WILLIAMSON and an undivided 2/68th interest in and to Lots 4 and 5, Block 1, RAINBOW PARK ON THE WILLIAMSON, County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and 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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039.)

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 13th day of March, 1986; 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.

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.

Edward B. Graham  
Edward B. Graham

Joan M. Graham  
Joan M. Graham

STATE OF OREGON, County of Klamath, ss. March 13, 1986

Personally appeared the above named Edward B. Graham & Joan M. Graham

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

Before me: Kristi L. Redd  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of \_\_\_\_\_, ss. \_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (If executed by a corporation, affix corporate seal)

Edward B. & Joan M. Graham

GRANTOR'S NAME AND ADDRESS

ISABELLE VEASEY

GRANTEE'S NAME AND ADDRESS

After recording return to:

Isabelle Penuna  
512 N. Electric Ave., Apt B  
Alhambra, CA 91801

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

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/roll/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

8410

0310 11/10/78

0310 11/10/78

9154

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rainbow Park-Pine Ridge Special Road District.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
3. Declaration of Conditions and Restrictions of Rainbow Park on the Williamson recorded September 11, 1964 in Volume 356, page 116, Deed Records of Klamath County, Oregon.
4. Subject to reservations, restrictions and conditions as shown on plat dedication, to wit:  
"(1) A building setback line and a future public utilities as shown on the annexed plat; (2) Any easement or right of ways of record and any further restrictions as shown in the recorded protective covenants."
5. A 20 foot building setback along Aspentop Drive and German Brown Lane.
6. A 16 foot utility easement along South lot line.
7. Real Estate Contract, including the terms and provisions thereof,  
Dated: July 25, 1978  
Recorded: July 31, 1978  
Volume: M78, page 16576, Microfilm Records of Klamath County, Oregon  
Vendor: Rebecca J. Rhodes  
Vendee: Edward B. Graham and Joan M. Graham

The Grantee appearing on the reverse of this deed does NOT agree to assume said Contract, and sellers herein shall hold Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day  
of April A.D., 19 95 at 11:37 o'clock AM., and duly recorded in Vol. M95  
of Deeds on Page 9153

FEE \$35.00

By Bernetha G. Letsen County Clerk