

36150

MTC 41116-KR  
WARRANTY DEED Vol. M97 Page 11479

ELISHA R. BAKER IV and PATRICIA W. BAKER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
RICHARD WILLIAM GRAHAM and LINDA DIANNE GRAHAM, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 24, BLOCK 2, TRACT NO. 1099, ROLLING HILLS SUBDIVISION, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

APR 16 2:30  
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.

97 The true and actual consideration for this conveyance is \$ 185,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 6409 Palomino Ct., KLAMATH FALLS, OR 97603

Dated this 16th day of April, 19 97

Elisha R. Baker IV  
ELISHA R. BAKER IV

Patricia W. Baker  
PATRICIA W. BAKER

STATE OF OREGON ss. APRIL 16 19 97

COUNTY OF KLAMATH

Personally appeared the above named ELISHA R. BAKER IV and

PATRICIA W. BAKER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Susan E. Davis  
Notary Public for Oregon

My commission expires August 19, 2000

ESCROW NO. MT41116-KR

Return to:

RICHARD WILLIAM GRAHAM  
6409 Palomino Court  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle  
on this 16th day of April A.D., 1997  
at 3:30 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 11479

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.

Fee, \$30.00