

KEITH A. GRAHAM
7530 SW 77TH STREET
REDMOND, CA 97756

K-51131

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CHARLES E. FREEMAN, JR. and BEVERLY A. FREEMAN, husband and wife and CAROL ANNE GUY, an individual Grantor,

conveys and warrants to:

KEITH A. GRAHAM and DANITA K. GRAHAM, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

PARCEL 1: Lot 1, Block 2, CHAPMAN'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2. Lot 2, Block 2, CHAPMAN'S TRACTS, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1997-98, a lien not yet payable.
2. An easement created by instrument, including the terms and provisions thereof; recorded April 11, 1929 in Volume 85, page 547, Deed records of Klamath County, Oregon in favor of The Pacific Telephone and Telegraph Company for electric transmission line.
3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway commission recorded September 24, 1951 in Bolumn 257, page 5, Deed Records, and modified by Indenture of Access, rrecorded May 28, 1958 in Volume 257, page 572, Deed Records, which provides that no right of easement or right of access to, from or across the State Hight other than expressly therein provided for shall attach to the abutting property.
4. Restrictions shown on the recorded plat of Chapman's Tracts.
5. An easement created by instrument, including the terms and provisions thereof recorded September 1, 1963 in Volume 349, page 180, Deed records Klamath County, Oregon in favor of Pacific Telephone and Telegraph Co. for a 40 foot right of way which affects the East side of Lot 2.
6. An easement created by instrument, including the terms and provisions thereof recorded August 1, 1972 in Volume M72, page 8483, Deed records of Klamath County, Oregon in favor of Pacific Northwest Bell Telephone Company, a corporation for a 10 foot wide easement for buried telephone cable which affects Lot 1.

Tax Account No: R133279
Tax Account No: R133288

Map No: 2309-02500-00900
Map No: 2309-02500-01000

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.

The true consideration for this conveyance is \$40,000.00 . However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

97 AUG 14 P2:11

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If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 12th day of August, 1997.

GRANTOR(S):

Charles E. Freeman Jr

CHARLES E. FREEMAN, JR.

Beverly A Freeman

BEVERLY A. FREEMAN

Carol Anne Guy

CAROL ANNE GUY



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on August 12, 1997,
by CHARLES E. FREEMAN, JR., BEVERLY A. FREEMAN and CAROL ANNE GUY.

Ann M. Hooley
Notary Public for Oregon

My commission expires: 7-25-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day
of August A.D., 19 97 at 2:11 o'clock P.M., and duly recorded in Vol. M97,
of Deeds on Page 26727.

FEE \$35.00

By Bernetha G. Letsch County Clerk
K. Hutton