

05 FEB 8 PM 3:06

MT67282 SM



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State of Oregon, County of Klamath  
Recorded 02/08/05 3:06 m  
Vol M05 Pg 08871  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RES

After recording return to:  
WALTER C. BRECKENRIDGE  
P. O. Box 172  
Chiloquin, OR 97624

Until a change is requested all  
tax statements shall be sent to  
The following address:

WALTER C. BRECKENRIDGE  
P. O. Box 172  
Chiloquin, OR 97624

Escrow No. MT67282-SM

### STATUTORY WARRANTY DEED

**HOWARD E. GRAVES AND DORIS J. GRAVES, TRUSTEES OF THE GRAVES FAMILY TRUST, DATED OCTOBER 12, 2000,** Grantor(s) hereby convey and warrant to **WALTER C. BRECKENRIDGE and DOROTHY A. BRECKENRIDGE, husband and wife,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 2 in Block 5 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/90<sup>th</sup> interest in and to Lot 12, Block 4, IRISH BEND.

Tax Account No: 3507-017CD-00500-000

Key No: 235908

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$9,500.00.**

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.

Dated this 7<sup>th</sup> day of February, 2005

HOWARD E. GRAVES AND DORIS J. GRAVES, TRUSTEES OF THE GRAVES FAMILY TRUST, DATED OCTOBER 12, 2000

BY: Howard E. Graves  
HOWARD E. GRAVES, TRUSTEE

BY: Doris J. Graves  
DORIS J. GRAVES, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF San Luis Obispo

On February 7, 2005 before me, Desiree M. Adams personally appeared HOWARD E. GRAVES AND DORIS J. GRAVES, TRUSTEES OF THE GRAVES FAMILY TRUST, DATED OCTOBER 12, 2000 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Desiree M. Adams

