

85974

KNOW ALL MEN BY THESE PRESENTS, That Deane Sacher, a single man,

in consideration of ----- Ten ----- Dollars,

to him paid by George H. Murphy and Minnie M. Murphy, husband and wife,

do es hereby grant, bargain, sell and convey unto said George H. Murphy and Minnie M. Murphy,

husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point on the Easterly line of 11th Street 40 feet Northwest from the most southerly corner of Lot 4 of Block 60, NICHOLS ADDITION to the Town of Linkville, (now City of Klamath Falls,) Oregon; thence Northeasterly at right angles to 11th Street 130 feet; thence Northwesterly and parallel with 11th Street 40 feet; thence Southwesterly at right angles to 11th Street 130 feet to the Easterly line of 11th Street; thence 40 feet to the place of beginning, being a portion of said Lots 3 and 4 of Block 60; EXCEPT- ING THEREFROM a strip of land 18 inches wide and 30 feet long conveyed to Lillian B. Schermerhorn (formerly Lillian B. Nye) by deed dated September 13, 1946, recorded September 16, 1946 in Block 195 at page 395, Deed Records of Klamath County, Oregon, described as follows, to-wit:

Beginning at a point on the line between Lots 2 and 3, in Block 60 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street, thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles, to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

Subject to easements and/or rights of way and/or restrictions of record and those apparent on the land, if any.

To Have and to Hold, the above described and granted premises unto the said George H. Murphy and Minnie M. Murphy, husband and wife, as tenants by the entirety,

their heirs and assigns forever.

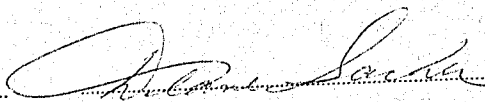
And Deane Sacher, a single man,

the grantor above named does covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above set forth,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above set forth,

Witness his hand and seal this 2nd day of July, 1959.

Executed in the Presence of

 (SEAL)

(SEAL)

(SEAL)

(SEAL)

2365

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 2nd day of July, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Deane Sacher, a single man,

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Walter A. B. Lord
Notary Public for Oregon.

My Commission expires June 23, 1961

WARRANTY DEED

(FORM No. 743)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 13th day of FEBRUARY, A M., 1971, at 10:43 o'clock M 74 on and recorded in book M 74, page 2364, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. NILNE

County Clerk—Recorder.
By *W. D. Nilne* Deputy.

FEE \$ 4.00

WHEN RECORDED RETURN TO

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

First Federal
540 Madison
Hepp City