

KNOW ALL MEN BY THESE PRESENTS, That

MINNIE M. MURPHY, a widow hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by
VELNA M. MURPHY

, 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, sit-
uated in the County of Klamath and State of Oregon, 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, Block 60, Nichols Addition to the Town
of Linkville (now city of Klamath Falls), Oregon; thence northeasterly at right
angles to 11th St. 130 feet; thence northwesterly and parallel with 11th St.
40 feet; thence southwesterly at right angles to 11th St. 130 feet to the east-
erly line of 11th St. thence 40 feet to the place of beginning, being a portion
of said Lots 3 & 4, Block 60; excepting 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 Book 195
page 395, Deed Records of Klamath County, Oregon, described as Beginning at a
point on the line between Lots 2 and 3, Block 60 of Nichols Addition to the City
of Klamath Falls, Oregon, 40 feet northwesterly along said line from the west-
erly line of Lincoln St.; thence continuing northwesterly along said line between
said Lots 2 & 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 St. 30 feet to the
point of beginning.

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 a contract of sale between Deane Sacher, a single man, and
George H. Murphy and Minnie M. Murphy, husband and wife, now in
escrow in the First Federal Savings & Loan Association, Klamath
Falls, Oregon, upon which there is a balance due as of September 7,
1971, of \$4948.58, which grantee assumes and agrees to pay, which
said contract was assigned by Deane Sacher to Arthur M. Jolly and
Beatrice D. Jolly on April 21, 1960.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 5.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21st day of September, 1971.

Minnie M. Murphy

STATE OF OREGON, County of Klamath) ss.

September 21, 1971

Personally appeared the above named

Minnie M. Murphy

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

Before me: Dale L. Chase

Notary Public for Oregon

My commission expires 11/21/72

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

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

First Federal
540 Main
City

(DON'T USE THIS
SPACE) RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
13th day of FEBRUARY, 1974,
at 10:43 o'clock A. M., and recorded
in book M 74 on page 2367
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By J. Hagel Deputy