

88400

WARRANTY DEED

Vol. 74 Page 5405

KNOW ALL MEN BY THESE PRESENTS, That LEO E. MURRER and ALICE MURRER,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILL B. HARP and
ROSELYN M. HARP, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon: In Township
41 South, Range 10 East of the Willamette Meridian: Section 12: Lots 8, 9
and that portion of Lot 7 lying South of and adjacent to Southern Pacific
Railroad right of way. In Township 41 South, Range 11 East of the Will-
amette Meridian: Section 7: A portion of Lot 11 described as follows: Beg-
inning at the quarter section corner on the West boundary of Section 7;
thence due East 660 feet; thence due South 132 feet to the left or North
Bank of Lost River; thence following the meander line of said river up
stream to its intersection with the West boundary of Section 7; thence North
following said West boundary line to the point of beginning.

NOTE: The assessment roll & tax roll disclose that the within described
premises were specially assessed as farm land. If the land becomes dis-
qualified for the special assessment under the statute, an additional tax
may be levied for the last five or lesser number of years in which the land
was subject to the special land use assessment. Continued.....

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as
above set forth, and, all future real property taxes & assessments, reserva-
tions, restrictions, easements & rights of way of record, and those apparent
on the land and of Klamath Irrigation District

and that
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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of April, 1974;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Merlene T. Addington
Notary Public for Oregon

STATE OF OREGON, My commission expires 3-21-77

County Klamath

April 29, 1974

Personally appeared

and
who, being duly sworn,

each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Personally appeared the above named Leo E.
& Alice Murrer

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

(SEAL) Merlene T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

Notary Public for Oregon
My commission expires:

Leo E. & Alice Murrer

GRANTOR'S NAME AND ADDRESS

Bill B. & Roselyn M. Harp

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Bill B. Harp.
Star Route
Merrill, Oregon 97633

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

Mr. & Mrs. Bill B. Harp.
Star Route
Merrill, Oregon 97633

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

GRANTORS, ROBERT

FORM No. 703—WARRANTY DEED.

88408

88400

88405 MORTGAGE

FORM No. 633—WARRANTY DEED (Individual)
1-1-74 88403

88401

USDA-FHA
Form FHA 427-1 OR
(Rev. 7-1-73)

KNOW ALL MEN BY T

WHEREAS, the unders

residing in KLAMATH

GENERAL DELIVER

herein called "Borrower,"
Administration, United States
certain promissory note(s)
the word "note" as used
may require, said note be
specified therein, authoriz-
Borrower, and being further

Date of Instrument

APRIL 26, 1974

And the note evidences a
thereof pursuant to the Consoli-
And it is the purpose and
Government, or in the event
shall secure payment of the
of the note or attach to the
to secure the Government prop-

5406

Together with a private use easement across and over the easterly boundary of "The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and Lots 7, 8 and 9 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian; also beginning at the quarter section corner on the West boundary of Section 7, Township 41 South, Range 11 East of the Willamette Meridian; thence due East 660 feet; thence due South 132 feet to the left or North bank of Lost River; thence following the meander line of said river upstream to its intersection with said West boundary of Section 7; thence North following said West boundary of Section 7 to the place of beginning, being a part of Lot 11 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian.

Reserving an easement, conveyed to the United States of America, for drain ditch purposes over the West side of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and Lot 7, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, by instrument recorded July 7, 1919 in Book 50 at page 299, Deed Records.

SAVING AND EXCEPTING from this description right of way deeded to the Central Pacific Railway Company, over and across Lot 7, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, which deed is recorded in Volume 85 at page 434, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, which lies within the Dalles-California Highway." from State Highway No. 39, South to the North boundary of subject property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of Transamerica Title Co.
 this 1st day of May A. D. 1974 at 4:00 o'clock PM, and
 duly recorded in Vol. M74, of Deeds on Page 5405
 Wm D. MILNE, County Clerk
 By Kayle Wray
 Fee \$4.00

GRANTORS, ROBERT

FORM No. 703—WARRANTY DEED.

88/08

88/08

88/05 MORTGAGE

FORM No. 633—WARRANTY DEED (Individual)
1-1-74 88/03

88/01

USDA-FHA
Form FHA 427-1 OR
(Rev. 7-1-73)

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, the undersigned

residing in KLAMATH

GENERAL DELIVER

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 Administration, United States
 certain promissory note(s)
 the word "note" as used here
 may require), said note be
 specified therein, authorized
 Borrower, and being further

Date of Instrument

APRIL 26, 1974

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