

1-1-74

91855

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That E. G. Murphy and Leona M. Murphy, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald W. Stevenson, a single man, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Commencing at a point in the middle of the road at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence East in the middle of the highway 162 feet, being the initial point of this description; thence North 360 feet; thence East 132 feet; thence South 360 feet to the middle of the highway; thence West 132 feet to the place of beginning, EXCEPTING the South 40 feet for highway purposes.

(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 those apparent upon the land and those of record.

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which the whole consideration (indicate which). (The sentence between the symbols \textcircled{d} , if not applicable, should be deleted. See ORS 93.030.) 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 8th day of August, 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)

STATE OF OREGON,

County of Klamath

August 8, 1974

Personally appeared the above named
E. G. Murphy and Leona
M. Murphy

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 3/13/77

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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 _____, a corporation, 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 behalf 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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 9 day of August, 1974, at 3:58 o'clock, PM., and recorded in book M-74 on page 9756 or as file/reel number 91855. Record of Deeds of said county.

Witness my hand and seal of County of _____.

Wm. D. Milne

Recording Officer

By Hazel Gray Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal
540 main
city

NAME, ADDRESS, ZIP

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

First Federal
540 main
city

NAME, ADDRESS, ZIP