

1-1-74

98648

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HAROLD M. MALLORY and
CHRISTINE W. MALLORY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DANIEL G. MURPHY, a single man

, 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:

A tract of land situated in Section 9, Township 39 South, Range 10 East, W.M., more
particularly described as follows:

Commencing at a 5/8 inch iron pin marking the southeast corner of Lot 3, Block 3, Pine
Grove ranchettes, a duly platted and recorded subdivision; thence South 0 deg. 08'00"
West, 201.62 feet to the Northerly right of way line of Clovis Drive in said subdivision;
thence North 89 deg. 52'00" west along said right of way line, 218.53 feet; thence North
201.11 feet to the Southerly boundary line of said Block 3; thence East along said
Southerly boundary line 219 feet to the point of beginning, containing 1 acre, more or less.

SUBJECT TO: (1) Easements and rights of way of record or apparent on the land; (2) 1974-
75 taxes; (3) All statutes, regulations, water rights, proceedings, taxes and assessments
relating to irrigation, drainage or reclamation which may affect said land; (4) rules,
regulations, assessments and charges of Mallory Enterprises, a public utility
company.

(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

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 \$5000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols (), 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 24 day of February, 19 75 ;
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)

Harold M. Mallory
Christine W. Mallory

STATE OF OREGON, } ss.
County of Klamath }
February 24, 19 75

Personally appeared the above named
Harold M. Mallory and
Christine W. Mallory
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Cheryl L. Lockwood
Notary Public for Oregon
My commission expires 7-23-77

STATE OF OREGON, County of _____) ss.
_____, 19 ____

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

_____, 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 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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: First Federal S&L 540 Main St. K. Falls, OR 97601 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: NAME, ADDRESS, ZIP

STATE OF OREGON, } ss. County of KLAMATH } I certify that the within instru- ment was received for record on the 6th day of MARCH, 19 75, at 3:40 o'clock P.M., and recorded in book M 75 on page 2618 or as file/reel number 98648, Record of Deeds of said county. Witness my hand and seal of County affixed. Wm. D. MILNE Recording Officer By _____ Deputy FEE \$ 2.00
