

30101

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ERMA L. HUEBNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MURIEL L. 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, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Tract No. 23 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in Klamath County, Oregon, RESERVING unto ERMA L. HUEBNER, THE Grantor, a life estate in said property

(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; current and accumulated taxes, easements and rights of way of record and apparent on the land, reservations and building restrictions of record, contracts and liens for irrigation and drainage 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 \$0.00. 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 25th day of MAY, 1977; 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

MAY 25, 1977

Personally appeared the above named

ERMA L. HUEBNER

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

Before me:

Wm. D. Milne

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-30-77

STATE OF OREGON, County of KLAMATH ss.

Personally appeared, 1977

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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 25th day of MAY, 1977, at 3:09 o'clock P.M., and recorded in book M77 on page 9113 or as file/reel number 30101. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Draz Deputy

FEE \$ 3.00

After recording return to:

MURIEL L. MURPHY

4634 BRISTOL COURT #2

K. F. O. R. S.

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP