

A-28569

Until a change is requested, all tax statements shall be sent to the Grantee at the following address: Michael D. Murphy & Nancy L. Murphy

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P.O. Box 894
Zephyr Cove, Nevada 89448

39586

STATUTORY WARRANTY DEED

WILLIAM T. SMITH, Grantor, hereby conveys and warrants to MICHAEL D. MURPHY and NANCY L. MURPHY, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot Two (2), Lot Three (3), and that portion of Lot Nine (9) lying Southwesterly of the Silver Lake Road; All in Section Nine (9), Township Thirty-one (31) South, Range Nine (9) East of Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

Right of Way for logging railroad, as referred to in agreement between Long-Bell Lumber Company and Lamm Lumber Company, recorded September 10, 1929, on Page 37 of Volume 88 of Deed Records of Klamath County, Oregon.

Right of Way for road way as referred to in Statement of Owners of Trust Patent Indian Lands to Accompany Application for Right of Way, recorded August 17, 1956, in Volume 286, Page 77, Deed Records of Klamath County, Oregon.

Reservations set out in Land Status Report, recorded October 20, 1958, on Page 71 of Volume 305, Deed Records of Klamath County, as follows: "b. Right of way to Klamath County for Lamm Road, approved by A. W. Galbraith, Superintendent on June 29, 1956, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18); USD 323-328 and Departmental Regulations (25 CFR 1956, Cumm. Pocket Supp. 256) Affects Lots 2, 3, 9, 10 and 11 Sec. 9, Twp. 31 S., R. 9 E.W.M., Oregon.

c. The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines, and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed for or by the United States (Dept. Instr., January 13, 1916 (44 L. D. 513))."

STATUTORY WARRANTY DEED

977 NOV 28 AM 11 08

Reservations contained in deed from Eleanor (Butler) McNoise, et al., to Glenger Enterprises, Inc., an Oregon Corporation, dated July 21, 1964, recorded July 21, 1964, in Volume 354, Page 576, Deed Records of Klamath County, Oregon, as follows: "All subsurface rights, except water, are reserved to the grantors."

Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

The Consideration for this transfer is \$25,000.00.

DATED this 16 day of November, 1977.

William T. Smith
WILLIAM T. SMITH

STATE OF OREGON, County of Lane, ss:

Personally appeared WILLIAM T. SMITH and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 16 day of November, 1977.



Robert W. Deverell
Notary Public for Oregon
My Commission Expires: 2-19-80

STATE OF OREGON; COUNTY OF KLAMATH, ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 28th day of NOVEMBER A. D. 1977 at 11:08 o'clock AM, and
fully recorded in Vol. M77, of DEEDS on Page 22982
FEE \$ 6.00

Wm D. MILNE, County Clerk
By Bernard J. Feltsch

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DESCHUTES COUNTY TITLE CO.
P. O. BOX 323
BEND, OREGON 97701