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T/A #M-14113-4
WARRANTY DEED (INDIVIDUAL)Vol. 78 Page 3316

JOHN DAVID MURPHY and ELLA F. MURPHY, husband and wife

LEON WALL and NAOMI WALL, husband and wife

all that real property situated in the County
of Klamath, State of Oregon, described as:
Lots 11 and 14, VILLA SAINT CLAIR, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens rights, rights of way and easements of South Suburban Sanitary District and Klamath Irrigation District.
3. Reservations as shown in deed dated August 3, 1942, recorded October 23, 1942 in Book 150 at page 500, Deed Records.
4. Right of way easement, including the terms and provisions thereof, recorded May 13, 1963 in Deed Volume 345 at page 210.
5. Ditch as delineated on the recorded plat.
6. Mortgage, including the terms and provisions thereof, recorded May 26, 1976 in Book M76 at page 7808, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which

Mortgage the Grantees herein assume and agree to pay.
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as specifically set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 22,000.00.*Dated this 16th day of February, 1978

John David Murphy
Ella F. Murphy

STATE OF OREGON, County of Klamath) ss.

On this 21st day of February, 1978 personally appeared the above named
John David Murphy and Ella F. Murphy and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Harlene E. Addington
Notary Public for Oregon
My commission expires: March 22, 1981

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Mr. & Mrs. Leon Wall
P.O. Box 936
Clearlake, Oakes, Calif. 95423

Send Tax Statements to:
Dept. of Veterans' Affairs
1225 Ferry S.E.
Salem, Oregon 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record
on the 22nd day of February, 1978,
at 10:42 o'clock A M. and recorded in book M78
on page 3316 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By Bernetha J. Helosh Deputy
Fee \$3.00