

55-128

MOUNTAIN TITLE COMPANY

6103  
MOUNTAIN DEEDVol. 38 Page 21048

KNOW ALL MEN BY THESE PRESENTS, That CHARLES V. STRANGE and RUBY L. STRANGE,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY B. MURPHY and CAROLEE F. MURPHY, husband and wife, 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:

A parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of the NE1 of said Section 9, thence North 89° 55' 00" West 619.00 feet; thence North 00° 05' 00" East 30.00 feet to the point of beginning for this description; thence continuing North 00° 05' 00" East 200.00 feet; thence North 89° 55' 00" West 175.00 feet; thence South 00° 05' 00" West 200.00 feet; thence South 89° 55' 00" East 175.00 feet to the point of beginning.

## SUBJECT TO:

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Regulations of Malloy Enterprises, a Public Utility Enterprise. (continued below)

(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.

4. Reservations and restrictions as contained in instrument recorded June 10, 1976 in Volume M76, page B171, conditions and restrictions shown on the recorded plat and recorded Declaration of Restrictions of Pine Grove Ranchettes. 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 whatsoever 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 is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and when 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 11th day of September, 1978; 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 the corporate seal)

*Charles V. Strange*  
*Ruby L. Strange*

STATE OF OREGON,

County of Klamath  
September 13, 1978

STATE OF OREGON, County of

) ss.

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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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 22nd day of September, 1978, at 4:18 o'clock P. M., and recorded in Book M78 on page 21048 or as file/reel number 55428  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne

Recording Officer

By *Robert L. Speth* Deputy  
Fee \$3.00

Timothy B. Murphy  
Carolee F. Murphy  
1123 Malloy Dr.  
Klamath Falls, OR

With a change is requested all the statements shall be and to the following address

Dept. of Veterans Affairs  
Attn: VSA  
Salmon, ID 83420

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