

WARRANTY DEED (INDIVIDUAL)

FA38-16588-m

JAMES A. MURPHY, JR AND LINDA M. MURPHY, husband and wife

, hereinafter called grantor, convey(s) to

JAMES G. KUHN AND ROBERTA D. KUHN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 6, Block 1 of CASA MANANA, in the County of Klamath, State of Oregon

Subject to:

1. taxes for the year 1978-79 which are a lien but not yet due and payable
2. Regulations of the South Suburban Sanitary District
3. Restrictions as shown on the recorded plat of Casa Manana
4. Covenants, easements and restrictions recorded May 10, 1963 in Book 14 page 480
5. Easement recorded August 11, 1950 in Book 241 page 192

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
as set forth above

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 \$ 51,500.00 *

Dated this 20 day of October, 1978.

James A. Murphy Jr
Linda M. Murphy

STATE OF OREGON, County of Klamath) ss.

James A. Murphy Jr & Linda M. Murphy personally appeared the above named
instrument to be specific voluntary act and deed.

Before me:

Donna K. Rick
NOTARY PUBLIC-OREGON
My Commission Expires 11/1/79

Notary Public for Oregon

My commission expires: _____

* 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)

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TO

After Recording Return to: Ta donna
send tax statements :

Dept of Veterans Affairs
1225 Feery St. S. E.
Salem, Oregon 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 20th day of October, 1978,
at 3:44 o'clock P. M. and recorded in book M78
on page 23668 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernard A. Ketch

Deputy

Fee \$3.00