

KNOW ALL MEN BY THESE PRESENTS, That George R. Kennedy and Madaline J. Kennedy, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald W. Murphy and Joanne H. 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:

Lot 10, Block 3, TRACT NO. 1008, BANYON PARK, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 50,750.00. 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 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 16th day of March, 1979; 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)

George R. Kennedy
George R. Kennedy

Madaline J. Kennedy
Madaline J. Kennedy

STATE OF OREGON,
County of Klamath } ss.
March 16, 1979

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

Notary Public for Oregon
My commission expires: _____
My Commission Expires July 13, 1981

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:

Before me: *Anna Stelle*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

George R. Kennedy and Madaline J. Kennedy
GRANTOR'S NAME AND ADDRESS
Ronald W. Murphy and Joanne H. Murphy
4808 Sumac
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

After recording return to:
Grantee as above
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
as above
NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

6086

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70 at page 6187, Microfilm Records of Klamath County, Oregon as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."
4. Subject to an eight foot utility easement along the rear of lot as shown on dedicated plat.
5. Reservations and restrictions as shown on dedicated plat, to wit:
 "Subject to: (1) A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street line; (2) Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk; (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided in any recorded protective covenants."
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of March A. D. 1979 at 3:52 o'clock P.M., and

legally recorded in Vol. M79, of Deeds, on Page 6085

Wm D. MILNE, County Clerk

By Bernice A. Hetch

Fee \$6.00