

K-34892
WARRANTY DEED

4817

Vol. M 81 Page 17117

This Indenture Witnesseth, THAT WILLIAM A. NEUMAYER and KATHLEEN C.

NEUMAYER, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto THOMAS N. MURRAY and KAYLIN C. MURRAY, husband and wife, Grantees, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 14 In Block 6 of Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon:
SUBJECT TO: Taxes for the year 1981-82 which are now a lien but which are not yet payable; reservations, restrictions, assessments, rights of way and easements of record and those apparent on the land; and the interest of Klamath First Federal Savings and Loan Association as beneficiary of the certain Trust Deed dated November 16, 1978, recorded November 17, 1978, in Vol. M 78 at page 26119 of the record of Klamath County, Oregon.

The true and actual consideration for this transfer is \$71,500.00

The foregoing recitation of consideration is true as I verily believe.
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that Grantors are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal this 24th day of September 19 81 .

William A. Neumayer (SEAL) *Kathleen C. Neumayer* (SEAL)
William A. Neumayer Kathleen C. Neumayer
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. September 24, 1981.
Personally appeared the above named William A. Neumayer and Kathleen C. Neumayer, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
[Signature]
Notary Public for Oregon.
My commission expires 8.5.83

After recording return to:
Grantee
6712 Beckett
K.F.

Until a change is requested, all tax statements shall be sent to the following name and address:

Same

Wm. M. Ganong-Attorney
P. O. Box 57
Klamath Falls, OR 97601

STATE OF OREGON, }
County of Klamath } ss.
I certify that the within instrument was received for record on the 24th day of September 19 81, at 3:34 o'clock P.M., and recorded in book M81 on page 17117 Record of Deeds of said County.
Witness my hand and seal of County clerk.
Evelyn Biehn County Clerk
County Clerk-Recorder
By *[Signature]* Deputy
Fee \$4.00