

## WARRANTY DEED

K-35034

Vol. 188 reg = 20623

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEO MURRER and ALICE MURRER, 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 Oregon and State of Oregon, described as follows, to-wit:

(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 reservations, restrictions, rights of way and easements of record and those apparent on the land.

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 \$13,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> part of the consideration (indicate which).<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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 28 day of September, 1977, 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)

STATE OF OREGON

County of San Diego ss.  
2 4 3 1911

Personally appeared the above named.....

.....and acknowledged the foregoing instru-  
ment to be.....voluntary act and deed.

*Before me:*

(OFFICIAL  
SEAL)

**Notary Public for Oregon**

**My commission expires:**

STATE OF OREGON, County of Klamath  
September 28, 1977 ) ss.

19 77  
Personally appeared Richard S. Shuck and  
Betty J. Shuck

Betty J. Shuck ..... 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

Shuck, McGee & Associates, Inc., secretary of Cooper, 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:

*Merilyn*  
Notary Public for Oregon

My commission expires: 8/1/82

(OFFICIAL  
SEAL)

Cooper, Shuck & Associates, Inc.  
5440 South Sixth Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Leo Murrer and Alice Murrer  
Star Route  
Merrill, Oregon

GRANTEE'S NAME AND ADDRESS

**After recording return for:**

Leo and Alice Murrer  
Post Office Box 921  
Wildomar, CA 92395

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Leo and Alice Murrer  
Post Office Box 921  
Wildomar, CA 92395

NAME ADDRESS ZIP

STATE OF OREGON.

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_

TITLE

By ..... Deputy

## DESCRIPTION

PARCEL 1:

Lots 13 and 14 in Block 19 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 19, 20 and 21 in Block 22 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 3 in Block 67 of LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Lots 1 thru 7, inclusive, Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lots 3 thru 7 deeded to the State of Oregon, by and through its State Highway Commissioner, in deed Volume 281, page 320, Deed Records of Klamath County, Oregon, to wit:

"A parcel of land lying in Block 107, BUENA VISTA ADDITION to Klamath Falls, Klamath County, Oregon. The said parcel being that portion of Lots 3 to 8 inclusive of said Block 107 lying Westerly of a line which is parallel to and 90 feet Easterly of the center line of the The Dalles-California Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 85+95.35, said Station being 979 feet South and 360 feet East of the Northwest corner of Block 114 of said BUENA VISTA ADDITION; thence on a 1432.39 foot radius curve right (the long chord of which bears South 0° 55' East) 472.08 feet; thence on a decreasing spiral curve right (the long chord of which bears South 8° 31' West) 500 feet; thence on an increasing spiral curve left (the long chord of which bears South 7° 21' West) 450 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 11° 25' East) 325.56 feet; thence on a spiral curve left (the long chord of which bears South 30° 11' East) 450 feet; thence South 34° 41' East 946.62 feet; thence on a spiral curve right (the long chord of which bears South 32° 01' East) 400 feet to Station 121+39.61, which Station is 2758 feet North and 1672 feet East of the Southwest corner of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

30 day of November A.D., 1981 at 4:01 o'clock P M., and duly recorded in

Vol M 81 of Deeds on page 20623.

Fee \$ 8.00

EVELYN DIEHN  
COUNTY CLERK

By Joyce McQueen deputy