

MICHAEL A. MURRAY and NANCY C. MURRAY, as tenants by the entirety  
, hereinafter called grantor, convey(s) to  
JACK ALBERT WALKER and DIANE KAY WALKER, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
 PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
 CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

SEE ATTACHED EXHIBIT "A"

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 \$ 42,000.00.\*

Dated this 26th day of October, 19 84.

Michael A. Murray  
Nancy C. Murray

STATE OF OREGON, County of Klamath ) ss.

October 29, 19 84 personally appeared the above named  
Michael A. Murray and Nancy C. Murray and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Susan C. Greel  
 Notary Public for Oregon

My commission expires: 6/27/88

\* 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)

# WARRANTY DEED (INDIVIDUAL)

Michael A. Murray

Nancy C. Murray

TO

Jack Albert Walker

Diane Kay Walker

After Recording Return to:

TAX STATEMENTS TO:  
Mr. & Mrs. Jack Albert Walker  
31311 Homedale  
Klamath Falls, Oregon  
97603

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_ Title

By \_\_\_\_\_ Deputy

A parcel of land situate in Lot 7, Block 2 of the Subdivision of Blocks 2B and 3 of HOMEDALE, more particularly described as follows:

Commencing at the Southwest corner of said Lot 7; thence South 55°04'30" East along the Southerly line of said Lot 7, 206.43 feet, more or less, to the Southwest corner of property described in Deed Volume M-71 at page 10402, Microfilm Records of Klamath County, Oregon; thence North 00°10' East along the West line of said parcel a distance of 125.34 feet, more or less, to a point on the Southerly line of Leland Drive which is the Northwest corner of said parcel; thence Northwesterly along the Southerly line of Leland Drive to the Northwest corner of said Lot 7; thence South along the West line of said Lot 7 to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Leland Drive.

ALSO EXCEPTING THEREFROM a parcel of land situate in Lot 7, Block 2, Subdivision of Blocks 2B and 3 of HOMEDALE, said parcel being more particularly described as follows:

Commencing at the Southwest corner of said Lot 7; thence South 55°04'30" East along the Southerly boundary of said Lot 7, 171.43 feet to the point of beginning for this description; thence continuing South 55°04'30" East 35.00 feet; thence leaving the Southerly line of said Lot 7, North 00°10' East, 125.34 feet; thence South 15°25'59" West, 109.24 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion thereof as conveyed to Klamath County, by Deed recorded May 12, 1981 in Book M-81 at page 8365 of Microfilm Records.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$20,450.00
 

Dated : September 21, 1977  
 Recorded : September 22, 1977 Book: M-77 Page: 17752  
 Trustor : Michael A. Murray and Nancy C. Murray, husband and wife  
 Trustee : Transamerica Title Insurance Company  
 Beneficiary : First National Bank of Oregon,  
 which Grantee herein assumes and agrees to pay.
4. The conveyance of all existing, future or potential common law or statutory abutter's easements of access from said land to the land conveyed to Klamath County by Deed recorded May 12, 1981 in Book M-81 at page 8365, Microfilm Records.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 29th day of October, A.D. 19 84  
 at 3:46 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 18519  
**EVELYN BIEHN**, County Clerk  
 By Lane Smith Deputy  
 Fee 8.00 Index: \$1.00