

49526

ATC - 28849  
WARRANTY DEED (INDIVIDUAL)

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JAMES A. MURPHY, JR. and LINDA MURPHY, husband and wife, hereinafter called grantor, convey(s) to  
MARTIN V. RAEBEL and ELAINE R. RAEBEL, husband and wife  
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 10, Block 6, THIRD ADDITION TO MOYINA, in the County of Klamath  
State of Oregon.

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 \$ 75,000.00 \*

Dated this 23rd day of May 1985.

CALIFORNIA  
STATE OF ~~OREGON~~ County of SACRAMENTO

MAY 31,  
James A. Murphy  
instrument to be his 1985 voluntarily act and deed.

See attached for notary acknowledgement  
for Linda Murphy's signature

Before me:

Notary Public for ~~OREGON~~ CALIFORNIA  
My commission expires: JULY 11, 1988



\* 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)

Murphy

TO

Raebel

After Recording Return to:

Klamath First Federal S/L  
540 Main Street  
Klamath Falls, OR 97601

Send tax statements to above address

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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.

By \_\_\_\_\_ Title \_\_\_\_\_

Deputy

## EXHIBIT "A"

8392

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
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. An easement, including the terms and provisions thereof,

Dated : March 11, 1940  
 Recorded : April 5, 1940  
 Book : 128  
 Page : 267  
 In favor of : California Oregon Power Company  
 For : Pole and lines

4. An easement, including the terms and provisions thereof,

Dated : June 1, 1956  
 Recorded : June 8, 1956  
 Book : 284  
 Page : 22  
 In favor of : The California Oregon Power Company, a  
 California Corporation

For : An easement and right of way, 10 feet wide,  
 "pole line as now located"

5. Easements covering water mains running to well site described in Deed Book 285 at page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Moyina.

STATE OF ~~OREGON~~ FloridaCounty of Ocala

} ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 29th day of May, 1985  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
 named Linda Murphy

known to me to be the identical individual described in and who executed the within instrument and  
 acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
 my official seal the day and year last above written.

Helen S. Wilcox  
 Notary Public for ~~OREGON~~ Florida

My Commission expires

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. NOV. 2, 1987  
BONDED THRU GEN. INSURANCE UND.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record  
 this 6th day of June A.D. 1985 at 11:43 o'clock A M., and  
 duly recorded in Vol. M85, of Deeds on Page 8391.

By Evelyn Biehn County Clerk  
 Fee: \$9.00