

49670

WARRANTY DEED—TENANTS BY ENTIRETY

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KG CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That CARL SHARP AND ALPHA SHARP, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS J. MURPHY AND SHIREEN L. MURPHY, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Beginning at a point 1320 feet East and 258 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9, E.W.M., on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Dalles-California Highway (now Klamath Falls-Lakeview Highway) from the North and 30 feet North of the center of said Highway; thence East 330 feet; thence North 66 feet; thence West 330 feet; thence South 66 feet to the place of beginning. SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; (2) Reservations and restrictions in deed from Bascom E. Lamb et ux to J.R. and E.M. Morrison, husband and wife, dated April 19, 1944, and recorded April 26, 1944 in Book 164, page 299, Deed Records of Klamath County, Oregon; (3) Easements and rights of way of record or apparent to the land. 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as shown above

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 \$12,000.00. However, the value of the property transferred is \$12,000.00. (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 7th day of June, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

MOUNTAIN STATE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency (If executed by officer of a corporation, the title to any real property that may be described therein.

Carl Sharp

Alpha Sharp

STATE OF OREGON, County of Klamath, June 7th, 1985

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Personally appeared Carl & Alpha Sharp and

each for himself and not one for the other, did say that the former is the president and that the latter is the vice president.

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:

Notary Public for Oregon My commission expires:

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon My commission expires:

Carl and Alpha Sharp HC 62 Box 5 Merrill, Oregon 97633 Dennis J. and Shireen Murphy Route 1, Box 609B Klamath Falls, Oregon 97603

After recording return to: Dennis J. and Shireen Murphy Route 1 Box 609B Klamath Falls, Oregon 97603

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

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 10th day of June, 1985 at 3:58 o'clock P.M., and recorded in book/reel/volume No. M85 on page 8661 or as document/fee/file/instrument/microfilm No. 49670. Record of Deeds of said county.

Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk

By Deputy Fee: \$5.00