

62435

#C29920

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M80 Page 10134MARLENE T. ADDINGTON

\_\_\_\_\_, hereinafter called grantor,  
convey(s) to PHYLLIS R. MURPHY and RONALD W. MURPHY, not as tenants in common, but with  
full rights of survivorship all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 8, Block 3, Tract No. 1008, known as BANYON PARK, in the County of Klamath,  
State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of June, 19 86.

Marlene T. Addington

STATE OF OREGON, County of Klamath )ss.

On this the 10th day of June, 19 86.

Personally appeared the above named Marlene T. Addington

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Carole Johnson

Notary Public for Oregon

My Commission Expires: 1-15-90

Marlene T. Addington

GRANTOR'S NAME AND ADDRESS

Phyllis R. Murphy & Ronald W. Murphy

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phyllis R. Murphy & Ronald W. Murphy

1661 Anapola Street

Vacaville, CA 95688

NAME, ADDRESS, ZIP

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

Phyllis R. Murphy & Ronald W. Murphy

1661 Anapola Street

Vacaville, CA 95688

NAME, ADDRESS, ZIP

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/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

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

10135

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat.
3. Conditions and restrictions imposed by instrument recorded December 30, 1970 in Book M-70 at page 11421.
4. Trust Deed, including the terms and provisions thereof, in favor of Klamath First Federal Savings and Loan Association, recorded September 4, 1975 in Book M-75 at page 10401 and re-recorded October 27, 1975 in Book M-75 at page 13359, which Grantees herein hereby assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of June

A.D., 19 86 at 3:10 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 10134 the 10th day

FEE \$14.00

Evelyn Biehn, County Clerk  
By *[Signature]*