

75651

MOUNTAIN TITLE COMPANY

WARRANTY DEED

1772-1814 Klamath

Page 10199

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL W. O'DONNELL and LISA R. O'DONNELL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AVON J. MURPHY and VIRGINIA L. MURPHY, husband and wife 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 Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 7 of HILLSIDE 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.

SUBJECT TO: Trust Deed including the terms and provision thereof, dated November 15, 1978, recorded November 28, 1978, in Volume M78, page 26760, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, as Beneficiary; and Trust Deed including the terms and provisions thereof, dated June 17, 1985, recorded June 20, 1985, in Volume M85, page 9347, Microfilm Records of Klamath County, Oregon, in favor of Thomas H. Younger and Linda M. Younger, husband and wife, as Beneficiary, and the Grantees herein hereby agree to assume and pay in full the above described Trust Deeds.

MOUNTAIN TITLE COMPANY

"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."

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 all those of record and those apparent upon the land, if any, as of the date of this deed and that 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 \$ 64,384.97.

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 10th day of June, 1987; 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 Klamath
June 10 19 87

Personally appeared the above named
MICHAEL W. O'DONNELL and LISA R. O'DONNELL

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

(OFFICIAL SEAL)
Kristin L. Redd
Notary Public in Oregon
My commission expires: 11/16/87

MICHAEL W. O'DONNELL and LISA R. O'DONNELL

Michael W. O'Donnell
MICHAEL W. O'DONNELL

Lisa R. O'Donnell
LISA R. O'DONNELL
STATE OF OREGON, County of Klamath

Personally appeared _____, 19____, ss.
each for himself and not one for the other, did say that the former is the _____ and
_____ president and that the latter is the _____ secretary of _____

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.

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
AVON J. MURPHY and VIRGINIA L. MURPHY, 2039 Lawrence Street Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE
Until a change is requested all future statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 12th day of June, 1987, at 12:47 o'clock P. M., and recorded in book M87 on page 10199 or as file/reel number 75651.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Ann Smith Recording Officer
Deputy

Fee: \$10.00