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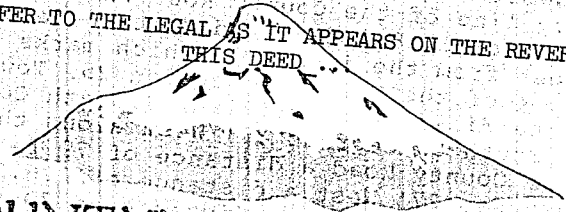
MTC 12592L

WARRANTY DEED

Vol. 1487 Page 15459

KNOW ALL MEN BY THESE PRESENTS, That
Henry J. Caldwell, Jr. and Deborah L. Caldwell, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Dennis L. Murphy and Shireen 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

REFER TO THE LEGAL AS IT APPEARS ON THE REVERSE OF
THIS DEED



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 those
of record and those that appear on the reverse of this document and those apparent and that
upon the land, if any, as of the date of this deed.
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 \$40,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which) (If to be deleted, the words "or value given or promised" should be deleted. See ORS 23.030.)~~
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 26th day of August, 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)

Henry J. Caldwell, Jr. by Deborah L. Caldwell
Caldwell his attorney in fact
Henry J. Caldwell, Jr.

STATE OF OREGON,
County of Klamath } ss.
8-26, 1987

Deborah L. Caldwell
STATE OF OREGON, County of } ss.
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Personally appeared the above named
Henry J. Caldwell, Jr. and
Deborah L. Caldwell

Personally appeared _____ and
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____, a corporation,
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 be-
half 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:

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/89

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

Henry J. Caldwell, Jr. and Deborah L. Caldwell

GRANTOR'S NAME AND ADDRESS
Dennis L. Murphy and Shireen Murphy
6909 Henley Road
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantee

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of } ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____
Recording Officer
Deputy

LEGAL DESCRIPTION

15460

PARCEL 1

A tract of land described as follows: Beginning at a point on the North right of way line of the County Road which lies South 89 degrees 33' West a distance of 1518.3 feet and North 0 degrees 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0 degrees 27' West a distance of 276.3 feet to a point; thence North 89 degrees 33' East a distance of 79 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet more or less to the point of beginning, said tract in the NE1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

A tract of land described as follows: Beginning at a point on the North right of way of the County Road which lies South 89 degrees 33' West a distance of 1597.3 feet and North 0 degrees 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0 degrees 27' West a distance of 276.5 feet to a point; thence North 89 degrees 33' East a distance of 79 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet more or less to the point of beginning, said tract in the NE1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

PARCEL 3

All that portion of the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, described as follows, to wit:

Beginning at a point which lies South 89 degrees 33' West a distance of 1518.3 feet and North 0 degrees 27' West 306.3 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of said Section 25; thence South 89 degrees 33' West 158 feet; thence North 0 degrees 27' West 276.3 feet; thence North 89 degrees 33' East 158 feet; thence South 0 degrees 27' East 276.3 feet to the point of beginning.

Subject to:

Notice of contract, subject to the terms and provisions thereof,
Dated: July 28, 1987
Recorded: July 29, 1987
Volume: M 87 page 13598, Klamath County, Oregon
Vendor: Johnie C. Southwell who took title as Johnie C. Moffitt
Vendee: Henry J. Caldwell, Jr. and Deborah L. Caldwell, husband and wife
said contract Dennis L. Murphy and Shirleen L. Murphy agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of August A.D., 19 87 at 4:27 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 15459

FEE \$14.00

Evelyn Biehn,
By Pat Smith County Clerk