

78623

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1487 Page 15557

MTC-12572K

KNOW ALL MEN BY THESE PRESENTS, That

JAMES S. SAY and GLORIA ANN SAY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JIMMIE C. MURPHY

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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



## 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 \$ 50,000.00

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 27th 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)

STATE OF OREGON

County of Klamath

August 27

1987

Personally appeared the above named JAMES S. SAY and GLORIA ANN SAY

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

*James S. Say*  
JAMES S. SAY

*Gloria Ann Say*  
GLORIA ANN SAY  
STATE OF OREGON, County of

Personally appeared

each for himself and not one for the other, who, being duly sworn, did say that the former is the 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)

JAMES S. SAY and GLORIA ANN SAY

P.O. Box 133

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

JIMMIE C. MURPHY

P.O. Box 490

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

Order No.: 18518-K

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

The following described real property in Klamath County, Oregon:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the intersection of the Southerly line of Williamson River Drive and the Westerly line of State Highway No. 97 as shown on the officially recorded plat of "Williamson River Estates" subdivision, said point being South 18 degrees 49' 22" East 1038.84 feet and South 09 degrees 27' 45" East 60.00 feet from the North one-fourth corner of said Section 21; thence South 09 degrees 27' 45" East along the Westerly line of State Highway No. 97 103.13 feet to a 5/8 inch iron pin on the Northerly edge of an existing fence line; thence South 79 degrees 40' 35" West along the Northerly edge of said fence line 243.51 feet to a 5/8 inch iron pin on the Easterly line of said Williamson River Drive; thence following the Easterly and Southerly line of said Williamson River Drive the following courses and distances: North 09 degrees 27' 45" East 38.31 feet to a one-half inch iron pin; thence along the arc of a 70-foot radius curve to the right 110.57 feet to a one-half inch iron pin; thence North 81 degrees 02' 30" East 172.88 feet to the point of beginning.

## PARCEL 2:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of State Highway No. 97, said point being South 18 degrees 49' 22" East 1038.84 feet and South 09 degrees 27' 45" 163.13 feet from the North one-fourth corner of said Section 21; thence continuing South 09 degrees 27' 45" East, along said Westerly right-of-way line, 89.44 feet; thence South 79 degrees 40' 35" West 243.51 feet to a point on the Easterly right-of-way line of Williamson River Drive; thence North 09 degrees 27' 45" West, along the Easterly right-of-way line of said Williamson River Drive, 89.44 feet; thence North 79 degrees 40' 35" East 243.51 feet to the point of beginning, with the bearings based on "Williamson River Estates," a duly recorded subdivision.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day  
of August A.D. 19 87 at 8:38 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 15557.

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]