

09-13686

MTC 20688

FORM No. 633—WARRANTY DEED (Individual or Corporate)

WARRANTY DEED

Vol. m88 Page 21057

OK 94818

LYOYD E. MURPHY & GRACE B. MURPHY,

KNOW ALL MEN BY THESE PRESENTS, That LYOYD E. MURPHY & GRACE B. MURPHY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE L. THORNTON & DEBRA ANN THORNTON, husband and wife, hereinafter called 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 apparent 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 \$ 30,000.00

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 9th day of December, 1988; 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.

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.

STATE OF OREGON,  
County of Klamath, ss.  
December 9, 1988.

Personally appeared the above named  
Lloyd E. Murphy & Grace B. Murphy

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

Before me,  
Daniel Chandler  
Notary Public for Oregon  
My commission expires: 7-6-90

Lloyd E. Murphy  
Lloyd E. Murphy  
Grace B. Murphy  
Grace B. Murphy  
STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_ who, being duly sworn, 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 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: \_\_\_\_\_  
(OFFICIAL SEAL)  
(If executed by a corporation, affix corporate seal)

Lloyd E. & Grace B. Murphy  
3022 Bartlett Ave.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Dale L. & Debra Ann Thornton  
609 N. 8th St.  
Parma, Idaho 83660  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal S&L  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By \_\_\_\_\_ TITLE Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of Tract 8 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, located in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of a line parallel to a distant 125 feet Northeasterly at right angles from the center line of the Great Northern Railway Company right of way, and in accordance with the duly authorized plat of said addition now on file in the office of the County Clerk of Klamath County, Oregon.

Also, beginning at a point on the line between Tracts 8 and 9 of the Resubdivision of Tracts 25 to 32 inclusive, of Altamont Ranch Tracts, a platted subdivision in Klamath County, Oregon, which point of beginning is North 88 degrees 20' West a distance of 44.0 feet from the Southeast corner of said Tract 9; thence North 01 degrees 40' West a distance of 12.06 feet; thence North 88 degrees 46' West along an existing fenceline to the Northeasterly right of way line of the Great Northern Railroad; thence South 47 degrees 57' East 10.0 feet, more or less, along said right of way line to the line between said Tracts 8 and 9; thence South 88 degrees 20' East along the line between said Tracts 8 and 9 to the point of beginning, being a portion of Tract 9 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts.

EXCEPTING from the above described premises, the following described portion thereof:

Beginning at the Northeast corner of Tract 8 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, a platted subdivision in Klamath County, Oregon; thence North 88 degrees 20' West along the line between Tracts 8 and 9 of said subdivision, a distance of 44.0 feet; thence South 1 degree 40' East 65.0 feet; thence South 26 degrees 45' East 94.35 feet, more or less, to a point on the East line of said Tract 8, which marks the Southwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 111, page 603; thence North 0 degrees 06' West along said East line of Tract 8, a distance of 148.19 feet, more or less, to the point of beginning, being a portion of Tract 8 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts.

Tax Account No.: 3909 015BA 00700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
of Dec. A.D., 19 88 at 3:45 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 21057

FEE \$13.00

Evelyn Biehn County Clerk  
By Paroline Muellemann