WARRANTY DEED MIC-20 806 K KNOW ALL MEN BY THESE PRESENTS, That... Vol m89 Page FRED L. MURPHY and DONNA L. MURPHY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTLEY J. MOTSCHENBACHER and CHARLOTTE J. MOTSCHENBACHER, husband and Whereinafter 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: A parcel of land in the SW $\frac{1}{4}$ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a $\frac{1}{2}$ " iron pin, said pin being on the West line of said Section 32, 1152.09 feet, more or less, South from the West 1 corner of said Section 32; thence due East 290 feet to a point; thence due South 02 00' 00" Bast, 184.53 feet to a point; thence Worth 89 50' 15" West, 290 feet to a brass monument; thence North 02 00' 07" West, 184.53 feet to the point of beginning. 18 S Klamath County Tax Account #3908-032C0-00300. 哥 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 lorever 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 \$ 12,000.00 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 granter has executed this instrument this day of January , 19 89 ; 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. D L. MURPHY (If executed by a corporation, affix corporate seal) nnal DONNA L. MURPHY STATE OF OREGON, County STATE OF OREGON County of Klamath Personally appeared January 25 who, being duly sworn, 4.1 5 Persphally appeared the above named each for himself and not one for the other, did say that the former is the FRED L. MURPHY and DONNA L. MURPHY secretary of Onend acknowledged the loregoing instru-ment to be their voluntary act and deed. , a corporation. , a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. ĿС e m Before me: (OFFICIAL (OFFICIAL A SEAL) SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires: ////6 My commission expires: FRED L. MURPHY and DONNA L. MURPHY STATE OF OREGON, Rt. 3 Box 399E Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS Klamath County of I certify that the within instru-WESTLEY J. MOTSCHENBACHER and CHARLOTTE J. MOTSCHENBACHER ment was received for record on the 26th day of Jan. , 19.89, 3692 Union St. Fremont, CA 94538 GRANTEE'S NAME AND ADDRESS at 10:05 o'clock AM., and recorded SPACE RESERVED in book M89on page 1693 or as FOR After recording return to: RECORDER'S USE SAME AS GRANTEE Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Evelyn Biehn, County Clerk Recording Officer SAME AS GRANTEE B auline Mulerdore Deputy NAME, ADDRESS, ZIP Fee \$8.00

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