

98724

WARRANTY DEED

Vol. m89 Page 5583

KNOW ALL MEN BY THESE PRESENTS, That PATRICK D. MURPHY AND MARION E. MURPHY,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
JIMMY R. HINES AND MARYBETH HINES, husband and wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 9 of THE TERRACES, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3809-28DB-4300
 Key No. 307206

"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 and the above granted premises, free from all encumbrances
 except those of record and apparent to the land

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 \$ 60,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole~~
~~part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.~~
 See ORS 93.030.)

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 24th day of March, 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.

See attd notary

STATE OF California
 County of Humboldt) ss.
March 24, 19 89

Personally appeared the above named _____
Patrick D. Murphy

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



ADRIENNE L. JOHNSON
 NOTARY PUBLIC
 HUMBOLDT COUNTY, CALIFORNIA
 My commission expires Dec. 17, 1991

(OFFICIAL SEAL) Notary Public for California Notary Public for Oregon
 My commission expires: 12-17-91 My commission expires: _____

Patrick D. & Marion E. Murphy
423 F. St
Eureka, CA 95501

James R. & Marybeth Hines
1443 Pasqua St
Klamath Falls OR 97601

Klamath First Federal Svc
540 Main St
Klamath Falls OR 97601

I find a change is requested all tax statements shall be sent to the following address:
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

Personally appeared _____ 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: _____ (OFFICIAL SEAL)

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 _____ 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

STATE OF OREGON,

County of Klamath } ss.FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 3rd day of April, 1989,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named MARION E. MURPHY

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

David A. Miller
Notary Public for Oregon.
My Commission expires 7-6-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of April A.D., 19 89 at 4:03 o'clock P M., and duly recorded in Vol. 3rd day
of Deeds on Page 5583,
Evelyn Biehn, County Clerk
By Pauline Mickelthorpe

FEE \$13.00