

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM P. SCHACHT AND JEAN R. SCHACHT,
AS TENANTS IN COMMON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLINTON N. MURPHY AND K. HEATHER MURPHY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account NO. 1-3809-28BC-10200

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 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 \$ 65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 10th day of August, 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.

William P. Schacht
William P. Schacht

X Jean R. Schacht
Jean R. Schacht
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 _____

STATE OF OREGON,
County of Klamath) ss.
August 10, 19 89

Personally appeared the above named
William P. Schacht And
JEAN R. SCHACHT

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

Before me, David J. Chandler
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

Notary Public for Oregon
My commission expires:

Wm P & Jean R Schacht

GRANTOR'S NAME AND ADDRESS
Clinton N. & Heather Murphy
800 Pacific Terrace
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS
Klamath First Federal S & L
540 Main St
Klamath Falls OR 97601

NAME: ADDRESS: ZIP
Same as above

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 10th day of Aug, 19 89, at 3:47 o'clock P M., and recorded in book M89 on page 14839 or as file/reel number 3730.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Darlene Nielsen Deputy