

# 01035067
WARRANTY DEED

AFTER RECORDING RETURN TO:
MICHAEL R. DAVIS
2039 Lawrence
Klamath Falls, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

AVON J. MURPHY and VIRGINIA L. MURPHY, husband and wife
hereinafter called GRANTOR(S), convey(s) to MICHAEL R. DAVIS
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 12 in Block 7 of HILLSIDE ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Tax Account No.: 001-3809-28BB-1300.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Hillside Addition. 3) Conditions and
Restrictions in Deed recorded February 16, 1933 in Book 83, page
448. 4) Trust Deed, including the terms and provisions
thereof, recorded November 28, 1978 in Book M-78, page 26760 in
favor of Klamath First Federal Savings and Loan Association,
which Trust Deed the Grantee herein DOES NOT agree to assume and
pay and Grantors hold Grantee harmless therefrom. 5) Trust
Deed, including the terms and provisions thereof, recorded June
20, 1985 in Book M-85, page 9347 in favor of Thomas H. Younger
and Linda M. Younger, which Trust Deed the Grantee herein DOES
NOT agree to assume and pay and Grantors hold Grantee harmless
therefrom.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$73,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of April, 1990.

Avon J. Murphy by *Virginia L. Murphy* *Virginia L. Murphy*
AVON J. MURPHY his atty in fact VIRGINIA L. MURPHY

STATE OF OREGON, County of Klamath)ss.

April 20, 1990.

Personally appeared the above named VIRGINIA L. MURPHY both for
herself and as attorney in fact for AVON J. MURPHY and
acknowledged the foregoing instrument to be her voluntary act
and deed and the voluntary act and deed of Avon J. Murphy, the
principal for whom Virginia L. Murphy is attorney in fact.

Before me: *W. T. Addison*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

90 APR 20 AM 10 50

STATE OF OREGON: COUNTY OF CLATSOP

Filed for record at request of Aspen Title Co. the 26th day
of April A.D., 19 90 at 10:50 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 7779
of Deeds Evelyn Biehn County Clerk

FEE \$33.00

By Pauline M. [Signature] Evelyn Biehn County Clerk

OR COORDINATE PLANNING DEPARTMENT

of elements of and not disturbances in the system.

Reference to [redacted] [redacted]

[illegible]

[Faint, illegible text]