

K-42882  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

WILLIAM E. NIDEVER

conveys and warrants to EDDY P. MURPHY, Grantor,the following described real property in the County of KLAMATH and State of Oregon.

The Southerly 135 feet of Lot 11, Empire Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

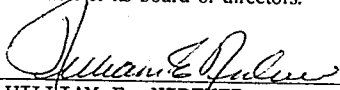
1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Mortgage, including the terms and provisions thereof, recorded October 12, 1981, in Volume M81 page 17960, Mortgage Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

SET FORTH HEREINABOVE

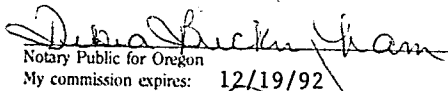
The true consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 30th day of January 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.
  
 WILLIAM E. NIDEVER

STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 30th day of January 19 91  
 by WILLIAM E. NIDEVER

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

  
 Notary Public for Oregon  
 My commission expires: 12/19/92

Notary Public for Oregon

After recording return to:

Eddy Murphy  
 1425 Etna  
 Klamath Falls OR 97603  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS ABOVE

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.  
 on this 4th day of Feb. A.D., 19 91  
 at 11:48 o'clock A M. and duly recorded  
 in Vol. M91 of Deeds Page 2120  
 Evelyn Biehn  
 County Clerk

By Pauline Mickelson

Deputy.

Fee, \$28.00