

KNOW ALL MEN BY THESE PRESENTS, That Eddy P. Murphy

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bernard R. McDonald and Jewell J. McDonald, husband and wife, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

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

TOGETHER WITH: 1979 mobile home license #X162586, which is firmly affixed to the above real property.

SUBJECT TO: Mortgage (including terms and provisions) dated October 12, 1981 and Recorded October 12, 1981 in Volume M81, page 17960, Microfilm Records of Klamath County, Oregon. Wherein the Mortgagee is State of Oregon, by and through the Director of Veterans' Affairs. The above Grantee does hereby agree to assume and to pay in full this obligation and to hold the seller harmless therefrom.

"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 all those of record and those apparent to the land as of the date of this deed

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 \$41,000.00. 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 1st day of April, 19 91; 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.

STATE OF OREGON,)
County of Klamath) ss.
April 1, 19 91

Eddy P. Murphy
Eddy P. Murphy

Personally appeared the above named _____
Eddy P. Murphy

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____

_____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Eddy P. Murphy

GRANTOR'S NAME AND ADDRESS

Bernard R. McDonald and Jewell J. McDonald
1425 Etna
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Bernard R. McDonald and Jewell J. McDonald
1425 Etna
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Bernard R. McDonald and Jewell J. McDonald
1425 Etna
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath
I certify that the within instrument was received for record on the 1st day of April, 19 91, at 4:16 o'clock P M., and recorded in book M91 on page 5813 or as file/reel number 17640

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Neulander, Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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