

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

29279

Vol. m91 Page 8905

ASPEN
ORD 36099
WARRANTY DEED

WINNIFRED M. MURPHY, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto DONALD CULLEY and DOROTHY L. CULLEY, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The South half of lot 7 and the Westerly 57.875 feet of the Northerly 37.5 feet of Lot 6 in Block 30 of the Town of Merrill according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Subject to any unpaid charges or assessments of the City of Merrill for municipal improvements; reservations and restrictions contained in deed from Merrill Lumber Co., a corporation, to Frank Paygr recorded March 22, 1948, Vol. 218, page 261, Deed Records of Klamath County, Oregon, as follows: "And grantor herein does hereby reserve a right of way and easement across the tract above described for a sewer line as the same is at present located and constructed across said Lot 7 aforesaid;" and reservations, restrictions, encumbrances, easements, rights of way, encroachments of record, and those apparent on the land.

to have and to hold the same unto Grantee, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer is \$57,500.00.

IN WITNESS WHEREOF the Grantor has executed this instrument this 7 day of July, 1978.

GRANTOR:

Winnifred M. Murphy

STATE OF OREGON)
County of Klamath) ss.

Before me this 7 day of July, 1978, personally appeared the above-named WINNIFRED M. MURPHY and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires 8-5-79

(S E A L)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of May A.D., 19 91 at 3:21 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 8905.

FEE \$28.00

Evelyn Biehn
By Pauline Mullendore County Clerk

Return: ATC