

65162

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John M. Murphy and Patricia C. Haizlip and Gladys M. Murphy

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas H. Dougan and Susan E. Dougan, 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:

Lot 66 of HERRYMAN'S REPLAT OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, 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 \$ 50,700.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,700.00 and the 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 those of record and those apparent upon the land, if any, as of the date of this deed,

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 21 day of July, 19 93; 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.

WASHINGTON ss.
STATE OF OREGON)
County of Cowlitz) ss.
July, 21, 19 93

Personally appeared the above named
John M. Murphy & Gladys M. Murphy by John M. Murphy

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

Before me: Susan K. Shernell
Notary Public for Oregon WASHINGTON ss.
My commission expires: 2-16-97

John M. Murphy 7/21/93
John M. Murphy
Patricia C. Haizlip
Patricia C. Haizlip
Gladys M. Murphy 7/21/93
Gladys M. Murphy

Patricia C. Haizlip signed this deed in the presence of Jennifer L. Livers on July 22, 1993, in Clatsop County, Oregon, and produced a Florida Driver's License as identification.

Jennifer L. Livers
STATE OF OREGON, County of Clatsop) ss.
The foregoing instrument was acknowledged before me this 22, 19 93, by Patricia C. Haizlip, president, and by Gladys M. Murphy, secretary of John M. Murphy & Gladys M. Murphy, a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: 2-16-97 (SEAL)

John M. Murphy & Patricia C. Haizlip
and Gladys M. Murphy

GRANTOR'S NAME AND ADDRESS

Thomas H. Dougan and Susan E. Dougan
2855 Wantland Avenue
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of July, 19 93, at 11:25 o'clock A. M., and recorded in book M93 on page 18155 or as file/reel number 65162.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muske Deputy

fee \$30.00

MOUNTAIN TITLE COMPANY

07-26-93A11:25 RCVD
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