

87629

09-08-94A11:26 RCVD

MOUNTAIN TITLE COMPANY

MTC 33670-46

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM C. DALTON, JR and JULIANNE M. DALTON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. SAMUEL MURPHY and BETH R. MURPHY, 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 25 in Block 6, TRACT 1140 LYNNWOOD FIRST ADDITION, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 113,000.00

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 2ND day of SEPTEMBER 1994; 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. 9/2, 1994.

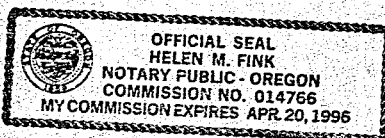
Personally appeared the above named
WILLIAM C. DALTON, JR
JULIANNE M. DALTON

William C. Dalton, Jr
WILLIAM C. DALTON, JR
Julianne M. Dalton
JULIANNE M. DALTON

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

Before me:

Notary Public for Oregon
My commission expires:



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)

WILLIAM C. DALTON, JR and JULIANNE M. DALTON
2918 FRONT STREET
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
J. SAMUEL MURPHY and BETH R. MURPHY
1051 CEDAR RIDGE DRIVE
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
J. SAMUEL MURPHY and BETH R. MURPHY
1051 CEDAR RIDGE DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
J. SAMUEL MURPHY and BETH R. MURPHY
1051 CEDAR RIDGE DRIVE
KLAMATH FALLS, OR 97601

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

SPICE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of Klamath, ss.
I certify that the within instrument was received for record on the 8th day of Sept, 1994, at 11:26 o'clock A. M., and recorded in book M94 on page 28266 or as file/reel number 87629.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Miller Recording Officer
Deputy

Fee \$30.00

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