

KNOW ALL MEN BY THESE PRESENTS, That

FRANCES M. PHILIPPEK hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE E. MURGA and KELLY A. MURGA, 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 F of Block A of NICHOLS ADDITION to the Town of Klamath Falls (now City of Klamath Falls) Oregon, according to the supplemental plat of said Addition on file in the office of the County Clerk of Klamath County, Oregon and ALSO all that portion of the Southerly 2 feet of vacated alley through Block A of Nichols Addition to the City of Klamath Falls, Oregon, adjoining Lot F in said Block A.

# 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

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 \$ 21,000.00

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 27th day of February, 1995; 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 Marion  
February 27, 1995

Personally appeared the above named  
FRANCES M. PHILIPPEK

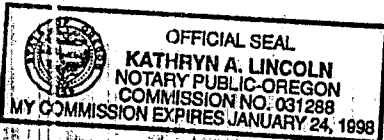
and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me: Kathryn A. Lincoln  
Notary Public for Oregon  
My commission expires:

Frances M. Philippek  
FRANCES M. PHILIPPEK

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)



FRANCES M. PHILIPPEK

P.O. BOX 4331

SALEM, OR 97302

GRANTOR'S NAME AND ADDRESS  
GEORGE E. MURGA and KELLY A. MURGA

3317 Cedar Ave  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
GEORGE E. MURGA and KELLY A. MURGA

NAME, ADDRESS, ZIP

Use a change if requested all tax instruments shall be sent to the following address:  
GEORGE E. MURGA and KELLY A. MURGA

NAME, ADDRESS, ZIP

SINCE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 28th  
day of Feb, 1995.  
at 2:46 o'clock P.M., and recorded  
in book M95 on page 4487 or as  
file/reel number 95550  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, County Clerk  
Recording Officer  
By Caroline Mullendore Deputy

Fee \$30.00