

36012

WARRANTY DEED

Vol. M97 Page 11152

KNOW ALL MEN BY THESE PRESENTS, That M.C. DOUGLASS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY N. MURRAY and MARIE D. MURRAY, each as to an undivided one-half interest, hereinafter called as tenants in common and not as tenants by the entirety, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lots 4, 5 and 6 in Block 13 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Sewer and water use charges, if any, due to the City of Klamath Falls.

APR 15 AM 11:42

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances EXCEPT reservations, restrictions, rights-of-way, easements of record and those apparent upon the land and those hereinabove set forth

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 \$135,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised to the grantee, the whole 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 26 day of February, 1979; 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.

(If executed by a corporation, affix corporate seal)

M.C. Douglass

STATE OF OREGON,)
County of Klamath) ss.
February 26, 1979

STATE OF OREGON, County of) ss.
February 26, 1979

Personally appeared

Personally appeared the above named
M.C. DOUGLASS

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

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 11/2/80

M.C. DOUGLASS

Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

RODNEY N. & MARIE D. MURRAY
1945 Painter St.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

RODNEY N. & MARIE D. MURRAY
1945 Painter St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

RODNEY N. & MARIE D. MURRAY
1945 Painter St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of April, 1979, at 11:42 o'clock A.M., and recorded in book M97 on page 11152 or as file/record number 36012, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
By *Kathleen R. Roe* Deputy

Fee \$30.00