

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MAURICE C. DOUGLASS as Trustee of the Douglass Family Trust dated 15 October 1993, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RODNEY N. MURRAY and MARIE D. MURRAY, each as to an undivided one-half interest, as tenants in common and not as tenants by the entirety, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, being 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.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$135,000.00.

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.

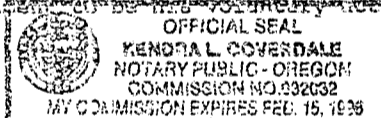
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of April, 1997.

*Maurice C. Douglas*  
MAURICE C. DOUGLAS, Trustee

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

Personally appeared before me MAURICE C. DOUGLAS, and acknowledged the foregoing instrument of the Grantor on the 21 day of April, 1997.



*Kendal Coverdale*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2-15-98

GRANTOR: MAURICE C. DOUGLASS as Trustee of the DOUGLASS FAMILY TRUST  
GRANTEE: RODNEY N. MURRAY and MARIE D. MURRAY

Send future tax statements to:  
Rodney and Marie Murray  
1945 Painter  
Klamath Falls, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

After recording return to:  
Rodney and Marie Murray  
1945 Painter  
Klamath Falls, OR 97601

Maurice C. Douglas  
on this 24th day of April A.D., 1997  
at 9:44 o'clock A. M. and duly recorded  
in Vol. 497 of Deeds Page 12474

Bernetha G. Leusch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy