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Donald Webster Knicker, Jr.  
3104 Crosby Ave.  
Klamath Falls Ore. 97603

Grantor's Name and Address

Murray Harrington & Robert Phelan  
2024 Huron St.  
Klamath Falls Ore. 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Murray Harrington & Robert Phelan  
2024 Huron St.  
Klamath Falls Ore. 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Murray Harrington & Robert Phelan  
2024 Huron St.  
Klamath Falls Ore. 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON } ss.  
 County of Klamath

I certify that the within instrument was received for record on the 17th day of Sept., 1997, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M97 on page 30426 and/or as fee/file/instrument/microfilm/reception No. 45362, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
 NAME TITLE

By Kathleen Roar, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Donald Webster Knicker, Jr.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Murray Harrington and Robert Phelan not as tenants in common but with right of survivorship hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The West one-half of Lot 9 in Block 1, of FIRST ADDITION TO ALTA MONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the North 5 feet thereof, conveyed to Klamath County for road purposes by instrument recorded June 25, 1965, in Volume 362, page 462, Microfilm Records of Klamath County, Oregon

more commonly known as 3104 Crosby Street, Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$one & 00/100. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\odot$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument this 16 day of September, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Donald W. Knicker 9/16/97

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 16th, 1997,

by Donald W. Knicker Jr.



OFFICIAL SEAL  
 KELLY L. HAWK  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 054083  
 MY COMMISSION EXPIRES MAY 15, 2000

Kelly L. Hawk  
 Notary Public for Oregon

My commission expires May 15, 2000