

200 JAN 12 AM 10:43

MTC 49378-LW
WARRANTY DEED

Vol M00 Page 1044

DARLENE THILL and DALE E. LARRICK, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS MURPHY and SHIREEN MURPHY, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3909-025AO-3200 583871

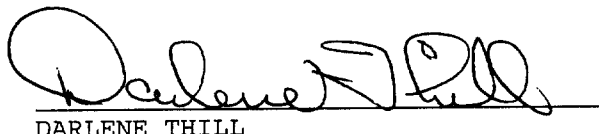
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

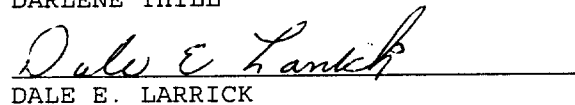
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

The true and actual consideration for this conveyance is 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6909 HENLEY RD. KLAMATH FALLS, OR 97603

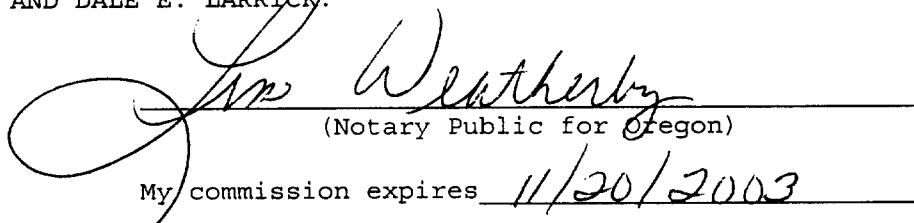
Dated this 11th day of January, 2000.


DARLENE THILL


DALE E. LARRICK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11, 2000 by
DARLENE THILL AND DALE E. LARRICK.


(Notary Public for Oregon)
My commission expires 11/20/2003

ESCROW NO. MT49378-LW

Return to:
DENNIS MURPHY
6909 HENLEY RD.
KLAMATH FALLS, OR 97603



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at an iron pin which lies South 89 degrees 33' West along the South line of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 1234.0 feet and North 0 degrees 27' West 306.3 feet from the iron axle which marks the Southeast corner of said NE1/4 of the NE1/4; thence running North 0 degrees 27' West 276.3 feet; thence North 89 degrees 33' East 225 feet; thence South 0 degrees 27' East 276.3 feet; thence South 89 degrees 33' West 225 feet to the place of beginning, being in the NE1/4 of the NE1/4 of said Section 25.

PARCEL 2

Beginning on the North line of the County Road which lies North 0 degrees 27' West 30.0 feet and South 89 degrees 33' West a distance of 883.0 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the Southwest corner of the tract of land deeded by grantor George Carson, et ux, to John R. Richardson and Ruah E. Richardson by deed recorded in Book 127, Page 57, Deed Records of Klamath County, Oregon; thence West along said line of road a distance of 158.0 feet; thence North and parallel to the West line of said Richardson Tract 276.3 feet; thence East and parallel to said road line 158.0 feet to the Northwest corner of said Richardson Tract; thence South along the West line of said Richardson Tract, 276.3 feet to the point of beginning.

PARCEL 3

All that portion of the N1/2 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows, to wit:

Beginning at a point which lies South 89 degrees 33' West a distance of 1234 feet, and North 0 degrees 27' West 306.3 feet from the iron axle which marks the Southeast corner of said NE1/4 NE1/4 of said Section 25; thence North 0 degrees 27' West 276.3 feet; thence South 89 degrees 33' West 284.3 feet; thence South 0 degrees 27' East 276.3 feet; thence North 89 degrees 33' East 284.3; thence North 89 degrees 33' East 284.3 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 1/12/00, at 10:43a.m.
In Vol. M00 Page 1044
Linda Smith,
County Clerk Fee \$ 26⁰⁰