

03 DEC 19 AM 11:30

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After recording return to:
James R. Murphy and Dana M.
Murphy
1526 Crescent
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James R. Murphy and Dana M. Murphy
1526 Crescent
Klamath Falls, OR 97601

File No.: 7021-287561 (SAC)
Date: December 15, 2003

THIS SPACE RESERVED FOR

State of Oregon, County of Klamath
Recorded 12/19/03 11:30 a m
Vol M03 Pg 92138-39
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Patricia A. Edgerton, Grantor, conveys and warrants to **James R. Murphy and Dana M. Murphy as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 32 of Hillside 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.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$144,500.00**. (Here comply with requirements of ORS 93.030)

26F

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