

05 JUN 23 PM 3:11

Vol M05 Page 47405

After Recording Return to:
JOHN MURPHY and WANDA L. MURPHY
6732 MILBENT AVE.
KLAMATH FALLS, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
JOHN MURPHY and WANDA L. MURPHY
Same as above

State of Oregon, County of Klamath
Recorded 06/23/05 3:11 P m
Vol M05 Pg 47405
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 1

Aspen Title Escrow
WARRANTY DEED
(INDIVIDUAL)

SUE HUNTER, TRUSTEE OF THE HUNTER FAMILY TRUST UTAD JUNE 7, 1990, herein called grantor, convey(s) to JOHN MURPHY and WANDA L. MURPHY, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 15, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-019DB TL 07700 KEY# 437664

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.
(here comply with the requirements of ORS 93.930)

WOM
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.

Dated June 16, 2005.

HUNTER FAMILY TRUST
DATED JUNE 7, 1990

Sue Hunter Trustee
BY: SUE HUNTER, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On June 16, 2005 personally appeared the above named Sue Hunter as Trustee of the HUNTER FAMILY TRUST and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061684

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

