

MT 83456-LW

THIS SPACE I

2008-014437

Klamath County, Oregon



00055119200800144370020029

10/22/2008 02:50:38 PM

Fee: \$26.00

After recording return to:

PAUL M. ZERR

13649 HWY 66

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

PAUL M. ZERR

13649 HWY 66

KLAMATH FALLS, OR 97601

Escrow No. MT83456-LW

Title No. 0083456

SWD

### STATUTORY WARRANTY DEED

**FRED L. MURPHY and DONNA L. MURPHY, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **PAUL M. ZERR and SYNTHIA A. ZERR, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$235,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of October, 2008.

FRED L. MURPHY

BY:   
JON DOUGLAS MURPHY, HIS POWER OF ATTORNEY

DONNA L. MURPHY

BY:   
JON DOUGLAS MURPHY, HER POWER OF ATTORNEY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 21, 2008 by JON DOUGLAS MURPHY AS ATTORNEY IN FACT FOR FRED L. MURPHY and DONNA L. MURPHY.



(Notary Public for Oregon)

My commission expires 11/20/2011

26amt

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land in the SW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of a tract conveyed to Robert Bruce Anderson by Deed recorded November 20, 1968 in Volume M68, page 10291, said point being on the West line of said Section 32, 1152.09 feet, more or less, South from the West 1/4 corner of said Section; thence East along the South line of said Anderson tract a distance of 808.19 feet to the West right of way line of Highway 66; thence South 01 degrees 33' 30" East long said Highway a distance of 186.77 feet to the North boundary line of Lot 1; thence North 89 degrees 50' 15" West along said North boundary line a distance of 806.82 feet to the Section line between Section 31 and 32; thence North 02 degrees 00' 07" West along said Section line a distance of 184.53 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land in the SW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2" iron pin, said pin being on the West line of said Section 32, 1152.09 feet, more or less, South from the West 1/4 corner of said Section 32; thence due East 290 feet to a point; thence due South 02 degrees 00' 07" East, 184.53 to a point; thence North 89 degrees 50' 15" West, 290 feet to a brass monument; thence North 02 degrees 00' 07" West, 184.53 feet to the point of beginning.