



MT95762CT

THIS SPACE RESERVED FOR RECORD

2013-010447
Klamath County, Oregon
09/13/2013 10:49:16 AM
Fee: \$47.00

After recording return to:

James R. Murphy

129 N. 2nd Street

Klamath Falls, OR 97601

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

James R. Murphy

129 N. 2nd Street

Klamath Falls, OR 97601

Escrow No. MT95762-CT

Title No. 0095762

SWD r.020212

STATUTORY WARRANTY DEED

Kris A. Krichko,

Grantor(s), hereby convey and warrant to

James R. Murphy and Dana M. Murphy, 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

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$61,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The true and actual consideration for this conveyance is **\$51,500.00**.


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:

2013-2014 Real Property Taxes a lien not yet due and payable.

AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9th day of SEPT., 2013.


Kris A. Krichko

State of Alaska
County of None

This instrument was acknowledged before me on September 9, 2013 by Kris A. Krichko.




(Notary Public)

My commission expires 10/16/2016

EXHIBIT "A"
LEGAL DESCRIPTION

All of that portion of Lots 9 and 10 in Block 10 of EWAUNA HEIGHTS 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, described as follows:

Commencing at a point on the Northeasterly line of said Lot 10 which lies Southerly a distance of 48.8 feet along the Westerly line of Second Street from the most Northerly corner of said Block 10 and which said point is at the center line of a concrete driveway (which said concrete driveway is 8.7 feet in width); thence Westerly parallel with Jefferson Street along the center line of the driveway 104.8 feet to the Westerly line of said Lot 9 in said block; thence Southerly along the Westerly line of said Lot 9 a distance of 61.2 feet more or less to the most Southerly corner of said Lot 9; thence Easterly along the Southeasterly lines of said Lots 9 and 10 to the most Easterly corner of said Lot 10; thence Northwesterly along the Northeasterly line of Lot 10 a distance of 61.2 feet, more or less, to the point of beginning.
