

Recorded in Office

After recording return to:

James R. Murphy  
129 N. 2<sup>nd</sup> Street  
Klamath Falls, Oregon 97601

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

James R. Murphy  
129 N. 2<sup>nd</sup> Street  
Klamath Falls, Oregon 97601

2014-005755

Klamath County, Oregon



00153996201400057550020028

05/30/2014 12:15:58 PM

Fee: \$47.00

**STATUTORY  
BARGAIN AND SALE DEED**

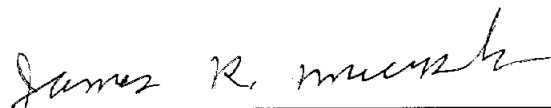
James R. Murphy and Dana M. Murphy, as Tenants by the Entirety , Grantor, conveys to James R. Murphy and Dana M. Murphy, as Tenants by the Entirety and James Howard Bostick, Jr. with Rights of Survivorship , Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

**See Exhibit A attached hereto and made a part hereof.**


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.

The true consideration for this conveyance is \$ vesting . (Here comply with the requirements of ORS 93.030)

Dated this May 30, 2014.



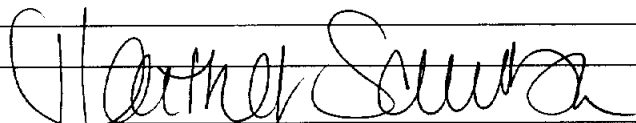
James R. Murphy



Dana M. Murphy

STATE OF OREGON        }  
County of Klamath       ss

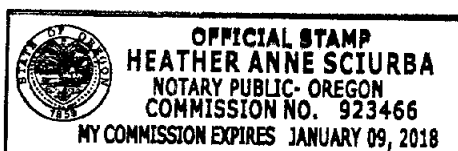
This instrument was acknowledged before me on May 30 2014  
by James R. Murphy and Dana M. Murphy  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Notary Public for Oregon

My commission expires

Jan 9 2018



ORSTBSD

**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.

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