



THIS SPACE RESERVED FOR

2018-003858

Klamath County, Oregon

03/30/2018 11:59:01 AM

Fee: \$47.00

After recording return to:

Joe Murphy and Lori Murphy, Trustees

P.O. Box 2740

Santa Rosa, CA 95409

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

Joe Murphy and Lori Murphy, Trustees

P.O. Box 2740

Santa Rosa, CA 95409

File No. 218478AM

STATUTORY WARRANTY DEED

Samuel R. Dobson as to an undivided 50% interest and Peter C. Dobson as to an undivided 50% interest,
Grantor(s), hereby convey and warrant to

Joe Murphy and Lori Murphy, Trustees of The Murphy Family Trust, dated August 27, 2010,

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:

Unsurveyed Parcel 2 of Land Partition 18-15 situated in the E1/2 of Section 27, the E1/2 of Section 34, and the SW1/4 SW1/4 of Section 35, Township 39 South, Range 8 East of the Willamette Meridian, and recorded January 22, 2016 as Instrument No. 2016-000641, Klamath County, Oregon, being more particularly described as follows:

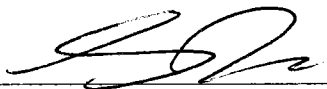
Beginning at a 2" iron pipe with a brass cap marking the section corner common to said Sections 34 and 35, Township 39 South, Range 8 East of the Willamette Meridian, and Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°49'10" West 597.46 feet to the Southwest corner of said Lot 4; thence Northerly along the West lines of said Lots 4, 5, 12, 7 and 8, of said Section 34, the following five courses: North 14°34'28" East 727.12 feet; North 238°34'55" West 1325.30 feet; North 46°30'48" West 1200.37 feet; North 33°39'33" West 1245.17 feet; North 00°43'00" East 1198.29 feet along the center section line of said Section 34; thence leaving said center section line North 44°46'16" East 57.32 feet to a point on the top of bank of a levee; thence Easterly along the top of bank of said levee the following nine courses: South 64°03'28" East 121.81 feet; North 83°23'33" East 80.83 feet; North 63°11'05" East 491.18 feet; South 87°30'00" East 122.99 feet; South 71°24'11" East 258.47 feet; South 65°48'02" East 356.80 feet; South 63°50'03" East 304.94 feet; South 50°37'16" East 274.08 feet; South 89°25'10" East to the high water mark on the West side of the Klamath River; thence Southerly along the said high water mark of the Klamath River 4742 feet, more or less to its intersection with the South line of Lot 1; thence North 89°49'10" West to the point of beginning; with bearings based on record of survey #7055, on file in the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$110,000.00.

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:

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 28 day of March 2018.



Samuel R. Dobson



Peter C. Dobson

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

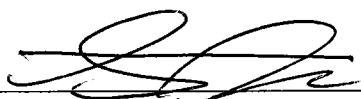
State of California
County of Sonoma)

On March 28, 2018 before me, Merilee Maystrovich, Notary Public,
(Insert name and title of the officer)

personally appeared Samuel R. Dobson and Peter C. Dobson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~(are) subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Merilee Maystrovich

