

2018-005693

Klamath County, Oregon

05/08/2018 10:47:02 AM

Fee: \$47.00



After Recording Return to:
Darrin Dye
3940 NW Alder Avenue
Albany, OR 97321-9108

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE4784

233630 AM

STATUTORY WARRANTY DEED

William Charles Murphy and Cathy Lou Murphy, as tenants by the entirety

herein called grantor, convey(s) and warrant(s) to

Darrin Dye,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

**The W1/2 S1/2 N1/2 NE1/4 NE1/4 of Section 8, Township 25 South, Range 8 East of the Willamette
Meridian, lying West of the County Road, Klamath County, Oregon**

(Account #R15198 Map No.R-2508-00800-00300-000)

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 except any real
property taxes due but not yet payable; 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 **\$25,500.00.**

Return To:
Deschutes County
Title Company

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, AND 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: 5-3-18

William Charles Murphy
William Charles Murphy

Cathy Lou Murphy
Cathy Lou Murphy

STATE OF OREGON, County of Deschutes) ss.

On May 3, 2018, personally appeared the above named **William Charles Murphy** and **Cathy Lou Murphy** and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 06/03/2018

Official Seal

