

2023-003156

Klamath County, Oregon

04/26/2023 03:06:01 PM

Fee: \$87.00

Send tax statements to:

Robert A. Murphy, Trustee
Deborah M. Murphy, Trustee
P.O. Box 1259
Rogue River, OR 97537

After Recording Return to:

Ben Freudenberg
Attorney at Law
600 NW 5th Street
Grants Pass, OR 97526

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Robert A. Murphy and Deborah M. Murphy, hereinafter called grantors, do hereby convey and warrant unto Robert A. Murphy and Deborah M. Murphy, Trustees, Rob and Debbie Murphy Trust dated 04/25/2023, hereinafter called grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

Parcel 1:

Lot 1, Block 3 of Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 2, Block 3 of Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3:

Lot 3, Block 3 of Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 4:

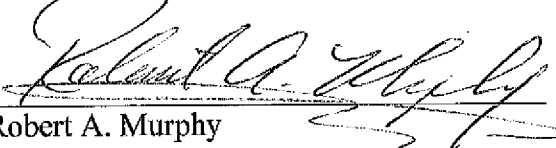
Lots 8, 9 and 10, Block 3, Arrowhead Village Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

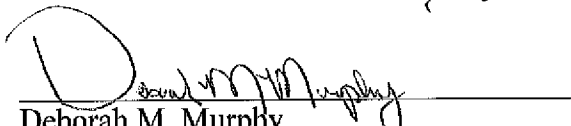
The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE. The actual consideration is other good and valuable consideration which is the

whole thereof.

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

Dated: April 25, 2023.


Robert A. Murphy


Deborah M. Murphy

STATE OF OREGON)
) ss.
County of Josephine)

This instrument was acknowledged before me on this 25th day of April, 2023, by Robert A. Murphy and Deborah M. Murphy, grantors herein.


Notary Public - State of Oregon

