

A-20909

32760

2771 PAGE 1

WARRANTY DEED

1
2 KNOW ALL MEN BY THESE PRESENTS, That DORIS L. BELLM,
3 hereinafter called the grantor, for the consideration hereinafter
4 stated, to grantor paid by V. SCOTT PHILLIPS and JOAN L. PHILLIPS,
5 husband and wife, hereinafter called the grantee, does hereby grant,
6 bargain, sell and convey unto the said grantee and grantee's
7 heirs, successors and assigns, that certain real property, with the
8 tenements, hereditaments and appurtenances thereunto belonging or
9 appertaining, situated in the County of Klamath and State of
10 Oregon, described as follows, to-wit:

11 Lot 5, Block 2, CASA MANANA, in Klamath County,
12 Oregon, according to the official plat thereof
on file in the office of the County Clerk, Klamath
County, Oregon.

13 SUBJECT TO: Rules, regulations and assessments of
14 South Suburban Sanitary District; reservations in
15 deed from Pete Sather and Helen Sather, Grantors,
16 to Boyd F. Sprague and Georgiana C. Sprague, husband
17 and wife, grantees, dated September 27, 1946, recorded
18 August 11, 1950 in Volume 241, page 192, deed records
of Klamath County, Oregon, as follows: "...but reserving
19 unto grantors, easements for irrigation ditch purposes
for benefit of lands of grantors lying South of said
20 described premises."; reservations, conditions,
21 restrictions and set-back lines in the dedication and
on the plat of CASA MANANA; building and use restrictions,
22 including the terms and provisions thereof, as set forth
in that certain Declaration dated May 10, 1963, recorded
23 May 10, 1963 in Miscellaneous Volume 14, page 480,
records of Klamath County, Oregon; Trust Deed,
24 including the terms and provisions thereof, given by
Ronald K. Trent and Dianne G. Trent, husband and wife,
25 as grantor, to Oregon Title Insurance Co., an Oregon
Corporation, as trustee, for Commonwealth, Inc., an
26 Oregon Corporation, as beneficiary, dated April 7, 1964,
recorded May 6, 1964, in Volume 223 of Mortgages, page
105, Microfilm records of Klamath County, Oregon, to
27 secure the payment of \$13,850.00; by assignment recorded
10/27/64 in Mortgage Volume 226, page 568, the beneficiary's
28 interest under said Trust Deed was assigned to Icoa Life
Insurance Company; by assignment recorded, 1/24/68 in
Mortgage Volume M-68, page 567, the beneficiary's interest
29 under said Trust Deed was assigned to Executive Life
Insurance Company, a California corporation, which said
Trust Deed the grantees hereto assume and agree to pay.

30 To Have and to Hold the same unto the grantee and grantee's
31 heirs, successors and assigns forever.

32 And said grantor hereby covenants to and with said grantee

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1 and grantee's heirs, successors and assigns, that grantor is
2 lawfully seized in fee simple of the above granted premises, free
3 from all encumbrances, except as stated above, and that grantor will
4 warrant and forever defend the above granted premises and every part
5 and parcel thereof against the lawful claims and demands of all
6 persons whomsoever, except those claiming under the above described
7 encumbrances.

8 The true and actual consideration of this transfer, stated
9 in terms of dollars, is \$15,728.55. However, the actual considera-
10 tion consists of or includes other property or value given or
11 promised which is the whole consideration.

12 In construing this deed and where the context so requires,
13 the singular includes the plural.

14 WITNESS grantor's hand this 2nd day of June, 1971.

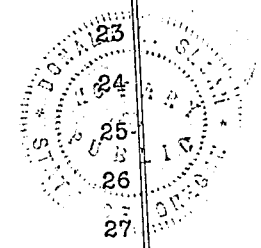
Doris L. Bellm

18 STATE OF OREGON)
19 County of Klamath) ss.

June
2, 1971

20 Personally appeared the above named DORIS L. BELLM,
21 and acknowledged the foregoing instrument to be her voluntary act
22 and deed.

Before me: Donald L. Sloan
NOTARY PUBLIC FOR OREGON
My Commission Expires:



STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath County Title Co.
on this 7th day of June, A. D., 1971
at 4:12 o'clock P. M. and duly
recorded in Vol. M-71 of Deeds
Page 5535

67 WM. D. MILNE, County Clerk
By Donna M. Kauter Deputy.
Fee 3.00

RICHARD J. SMITH
ATTORNEY AT LAW
210 NORTH 4TH STREET
KLAMATH FALLS, ORE.
882-6607

Return
Don Sloan Realtor
107 So. 7th
Klamath Falls, Oregon
97601

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