

KNOW ALL MEN BY THESE PRESENTS, That Bruce S. Phillips, a Widower,

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Fidelity Funding and Realization Company, Inc., an  
Oregon corporation,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Lot 1, Homedale in Section 11, Township  
39 South, Range 9 East of the Willamette Meridian, more particularly  
described as follows: Beginning at a point on the Easterly line of  
Kane Street, said point being South 43 degrees 30' East a distance  
of 574.94 feet and North 22 degrees 00' East a distance of 148.05 feet  
from the iron pipe marking the most Westerly corner of said Lot 1;  
thence North 22 degrees 00' East along the Easterly line of Kane  
Street a distance of 90.0 feet to an iron pin; thence South 66 degrees  
42' East parallel with the Northerly line of said Lot 1 a distance of  
114.24 feet to an iron pin; thence South 22 degrees 00' West parallel  
with Kane Street a distance of 90.00 feet; thence North 66 degrees  
42' West parallel with the Northerly line of said Lot 1 a distance  
of 114.24 feet, more or less, to the point of beginning; known as  
3047 Kane Street.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:  
reservations, restrictions, easements and rights of way of record and  
those apparent upon the land; rules, regulations, liens and assess-  
ments of water-user and sanitation districts. SUBJECT to that certain con-  
tract of sale dated July 20, 1973, between Bruce S. Phillips as seller  
and Alan Bowker as buyer.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,250.00

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 23rd day of July, 1973.

STATE OF OREGON, County of Klamath ) ss. July 23, 1973.  
Personally appeared the above named Bruce S. Phillips

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: Arthur O. Bidder  
Notary Public for Oregon  
My commission expires 3/13/77

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

**BEDDOE & HAMILTON**  
Attorneys At Law  
296 Main Street  
Klamath Falls Oregon 97601

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

## STATE OF OREGON

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
6 day of Aug, 1973,  
at 4:06 o'clock P. M., and recorded  
in book M-73 on page 10149 or as  
filing fee number 79811, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
County Clerk Title

By Deputy Clerk Fee 2.00