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## WARRANTY DEED

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MARJORY W. ANDERSON, Grantor conveys and warrants to ROBERT L. PHILLIPS and SUSAN K. PHILLIPS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as herein stated:

A tract of land situated in the N 1/2 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the East quarter corner of said Section 9, thence South 0°08' West a distance of 608.25 feet, thence North 89°52' West a distance of 1323.7 feet to the true point of beginning, thence North 0°08' East a distance of 412.17 feet to an iron pin and the Southwest corner of Deed Volume M65 page 661, thence South 89°55' East a distance of 211.3 feet to an iron pin, thence North 0°08' East to the Southwest corner of Deed Volume M68 page 2191, thence East along the South line of Deed Volume M68, page 2191 to the Northwest corner of Deed Volume M69 page 9796, thence South 0°08' West 231 feet to the Northeast corner of Deed Volume M71 page 12440, thence North 89°52' West 214.19 feet, thence South 0°08' West 205 feet, thence North 89°52' West 14 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads;
4. Grant of right of way for Transmission lines executed by Roy F. Kinsman to the Pacific Telephone and Telegraph Company, a California corporation, dated May 14, 1942, recorded August 1, 1942, in Deed Volume 149, page 41, records of Klamath County, Oregon. (Blanket Easement).
5. Conditions and restrictions as set forth in deed from Guy S. Troxel and Mildred L. Troxel, to Mrs. Marjory W. Anderson dated November 25, 1959, recorded December 8, 1961, Volume 334, page 261, Deed Records of Klamath County, Oregon, as follows: Any dwelling must have a market value of not less than \$8,000.00. No business or enterprise of any kind shall be conducted or maintained which would be a public nuisance or a detriment to the community.

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The true and actual consideration paid for this conveyance is \$26,500.00.

WITNESS Grantor's hand this 25<sup>th</sup> day of September, 1975.

Marjory W. Anderson

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared MARJORY W. ANDERSON, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1977

STATE OF OREGON,  
County of Klamath  
Filed for record at request of

Transamerica Title Company  
on this 25 day of September A.D. 1975  
at 4:01 o'clock P.M. and  
recorded in Vol. M75 Deeds  
Page 11674  
Wm. D. White, County Clerk  
Wm. D. White Deputy  
\$6.00

Unless a change is requested  
all tax statements shall be  
sent to:

Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Robert L. Phillips  
4659 Cannon Street  
Klamath Falls, Oregon  
97601

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