

32625

12662

-WARRANTY DEED-

A-28195

NELLIE ARMINA WILLIAMS and ARLINE JOSEPHINE COFFELT, Grantors,
warrant and convey to VIRGIL W. PHILLIPS and MARGARET A. PHILLIPS,
Grantees, the following described real property situate in the County
of Klamath, State of Oregon, free of all encumbrances, except as
specifically set forth herein:

The Northerly thirty (30) feet of Lot (5) and the Southerly
(10) feet of Lot four (4) of Block one (1) in FAIRVIEW
ADDITION to the City of Klamath Falls, Klamath County,
Oregon, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon

and covenant that grantor is the owner of the above-described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; charges
and assessments of the City of Klamath Falls for sewer services, 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 Nineteen
Thousand and No/100ths (\$19,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed
to the following address: Joseph Phillips, 1321 Worden, K. Falls

DATED this 14 day of June, 1977.

Return to Virgil Phillips
450 Michigan
K. Falls, Or

Nellie Armina Williams
Arline Josephine Coffelt

STATE OF OREGON

County of Klamath

ss.

June 14, 1977.

Personally appeared the above-named NELLIE ARMINA WILLIAMS and
ARLINE JOSEPHINE COFFELT, and acknowledged the foregoing instrument to
be their voluntary act. Before me:

Shirley Dyer
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 18th day of JULY, A. D. 1977, at 11:56 o'clock A.M., and
duly recorded in Vol. M77, of DEEDS on Page 12662

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

FEE \$ 3.00

By Wm D. MILNE, County Clerk
Patricia Cullough

277 JUL 18 AM 11 56

(OFFICIAL
SEAL)