

10-1-2000

55942

WARRANTY DEED

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21863



KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH B. PHELPS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELIZABETH B. PHELPS and DONALD W. PHELPS, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantor and grantor's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLANATH and State of Oregon, described as follows, to-wit:

LOT 20 BLOCK 33 ELIZABETH FALLS FOREST ESTATES HIGHWAY 60 UNIT PLAT NO 2

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantor and grantor's heirs, successors and assigns forever. And said grantor hereby warrants to and with said grantees and grantor's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and defend the said premises and every part and parcel thereof against the lawful 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 \$ 10.00

However, the actual consideration in consists of or includes other property or value given or promised which is the whole consideration (indicate by check) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of OCTOBER, 19 78; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors:

If executed by a corporation, this instrument must be signed by its authorized officers

Elizabeth B. Phelps
Donald W. Phelps

STATE OF OREGON,
KLANATH
OCTOBER 2 19 78

ELIZABETH B. PHELPS
DONALD W. PHELPS

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Philip H. Kinney

Notary Public for Oregon
My commission expires: 4/30/80

ELIZABETH B. PHELPS
3993 10th St., Apt. 1305
Riverside, California 92501

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of October, 19 78, at 1:11 o'clock P.M., and recorded in book N78 on page 21863 or as file/roll number 55942, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Milne

Barbara A. Heloch Recording Officer
Deputy

Fee \$3/00

Donald W. Phelps
1164 So. Riverdale Ave.,
Rialto Ca 92367