

ATC 27856

39888

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 194 Page 13698

A.R. PHIBBS and GWEN H. PHIBBS.

conveys and warrants to WILLIE LEE GAGE and NANCY JAPP GAGE, husband and wife Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
PARCEL 1: The W1/2 NE1/4 SE1/4 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon
SAVING AND EXCEPTING 30 feet on the South side for roadway purposes.

PARCEL 2: The E1/2 NW1/4 SE1/4 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.
SAVING AND EXCEPTING 30 feet on the South side for roadway purposes.

The said property is free from encumbrances except Reservations, conditions and restrictions, imposed by deed, including the terms and provisions thereof, from the State of Oregon to Mary L. Gram dated July 6, 1907, recorded July 19, 1907 in Book 23 at Page 15. Subject to the rules and regulations of Fire Patrol.

The true consideration for this conveyance is \$ 10,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of July, 19 84

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

A.R. Phibbs
Gwen H. Phibbs

STATE OF OREGON, County of Lane

Personally appeared the above named A.R. Phibbs and Gwen H. Phibbs, ss. July 27, 1984

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

Before me: Aruti Thompson

Notary Public for Oregon—My commission expires: 9-26-87

WARRANTY DEED

A.R. & Gwen H. Phibbs
Willie Lee & Nancy Japp Gage GRANTOR

1231 "D" Street GRANTEE
Springfield, OR 97477

After recording return to:

Grantee
1231 "D" St.
Springfield, OR 97477

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Grantee
1231 "D" St.
Springfield, OR 97477

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of August, 19 84, at 4:01 o'clock PM., and recorded in book/reel/volume No. M84 on page 13698 or as fee/tile/instrument/microfilm/reception No. 39888, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Tom Smith Deputy

Fee: \$4.00

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