



WARRANTY DEED (INDIVIDUAL)

LOIS N. DOTY, as to an undivided $\frac{1}{2}$ interest; GLADYS M. COX, as to an undivided $\frac{1}{2}$ interest; CHARLES GRAY, as to an undivided $\frac{1}{6}$ interest; STEPHEN COX, as to an undivided $\frac{1}{6}$ interest; & JAMES COX, as to an undivided $\frac{1}{6}$ interest, all as tenants in common, hereinafter called grantor, convey(s) to ROGER W. PHILLIPS

County of Klamath, State of Oregon, described as:

Lot 8, Block 53, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Hot Springs Second Addition.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above

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 \$24,500.00

~~Consideration consists of cash, money, or other property, or a combination thereof, which is the whole or part of the consideration for this transfer.~~

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of April, 19 86.

Charles Gray
CHARLES GRAY

Stephen Cox by Lois N. Doty
STEPHEN COX

Lois N. Doty
LOIS N. DOTY
Gladys M. Cox by Lois N. Doty
GLADYS M. COX

STATE OF OREGON, County of Klamath) ss.

For this 3rd day of April, 1986.

Personally appeared the above named Lois N. Doty and Charles Gray and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Arlene P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Lois N. Doty, Gladys M. Cox,
Charles Gray, Stephen Cox,
James Cox

GRANTOR'S NAME AND ADDRESS

Roger W. Phillips

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roger W. Phillips
Star Route Box 63
Chenault, OR 97731

NAME, ADDRESS, ZIP

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

Roger W. Phillips
Star Route Box 63
Chenault, OR 97731

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

FORM No. 11-A—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

SS.

On this the 3rd day of April, 19 86 personally appeared
 LOIS N. DOTY
 who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for GLADYS M. COX
 AND STEPHEN COX AND JAMES COX and
 that S. he executed the foregoing instrument by authority of and in behalf of said principals and S. he acknowl-
 edged said instrument to be his act and deed of said principal S.



Before me:

Arlene P. Addington
 (Signature)

My Commission Expires: 3-22-89

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ the 4th day
 of April A.D. 19 86 at 1:13 o'clock P M., and duly recorded in Vol. M86
 of Deeds on Page 5577

Evalyn Biehn,
 By _____

County Clerk

FEE \$14.00