

FORM 632-WARRANTY DEED (Individual or Co-Deeds)

WARRANTY DEED

60249

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. NELSON and ELEANOR L. NELSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. PHILLIPS and CAROL A. PHILLIPS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED TO REVERSE SIDE HEREOF, AND BY THIS REFERENCE INCORPORATED HEREIN.

FURTHER SUBJECT TO: Reservations, restrictions, easements, and rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

grantor will warrant and forever 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 \$ 18,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 40.0.) In construing this deed and 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 12 day of April, 1974; 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, affix corporate seal)

STATE OF OREGON, ss.
County Klamath
April 12, 1974

Personally appeared the above named CHARLES A. NELSON and ELEANOR L. NELSON and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of ss.
Personally appeared 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

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:

(SEAL)

Before me:
(SEAL) James W. Wesley
JAMES W. WESLEY
Notary Public for Oregon
My commission expires: 1-20-76
Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

CHARLES A. & ELEANOR L. NELSON

GRANTOR'S NAME AND ADDRESS
DONALD L. & CAROL A. PHILLIPS

GRANTEE'S NAME AND ADDRESS
After recording return to:
D L Phillips
1011 Dehlinger Ln
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
DONALD L. & CAROL A. PHILLIPS
1011 Dehlinger Ln
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of
I certify that the within instrument was received for record on the day of 1974 at in book on page or as filed under number
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

A parcel of land situate in the NE 1/4 of Section 15, Township 39 South, Range 9 East of the W.M., being more particularly described as follows:

Commencing at the Northeast corner of Section 15, Township 39 South, Range 9 East of the W.M.; thence South 00 degrees 10' 00" East along the East line of said Section 15, a distance of 460.40 feet; thence North 88 degrees 39' 00" West 30.00 feet to the POINT OF BEGINNING for this description; thence continuing North 88 degrees 39' 00" West 177.40 feet; thence South 00 degrees 10' 00" East 75.00 feet; thence South 88 degrees 39' 00" East 177.40 feet; thence North 00 degrees 10' 00" West 75.00 feet to the point of beginning,

TOGETHER WITH: An easement for the purpose of egress and ingress over and across the following described parcel: Commencing at the NE corner of said Section 15; thence South 00 degrees 10' 00" East, 535.40 feet; thence North 88 degrees 39' 00" West 30.00 feet to the point of beginning for this description; thence continuing North 88 degrees 39' 00" West 177.40 feet; thence South 00 degrees 10' 00" East 20.00 feet; thence South 88 degrees 39' 00" East, 177.40 feet; thence North 00 degrees 10' 00" West 20.00 feet to the point of beginning,

all Being in the County of Klamath, State of Oregon,

"EXHIBIT A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of April A.D., 19 86 at 11:42 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds on Page 6365.

FEE \$14.00

Evelyn Biehn, County Clerk

By _____

Robert W. Gassman
Deeds