

60719

1-10806

ATC 29762  
WARRANTY DEED (INDIVIDUAL)Vol. M86 Page 7149

HARRY G. PHILLIPS, a single man who acquired title as Harry Phillips  
 hereinafter called grantor, convey(s) to  
 RONALD A. KOSS or CHARLOTTE KOSS, Trustees of the KOSS TRUST  
 dated Oct. 30, 1985 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 55, Block 48, Tract 1184 OREGON SHORES UNIT #2, FIRST ADDITION, in the County of  
 Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE  
 PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-  
 TION OF APPLICABLE LAND USE LAW AND REGULA-  
 TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
 MENT, THE PERSON ACQUIRING FEE TITLE TO THE  
 PROPERTY 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 \_\_\_\_\_  
 1st Deed of Trust recording concurrently herewith

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 \$15000.00.\*

Dated this 20th 3rd day of April March, 1986.

Harry G. Phillips  
 HARRY G. PHILLIPS

STATE OF OREGON, County of JEFFERSON ) ss.

Harry G. Phillips April 3, 1986 personally appeared the above named  
 instrument to be his voluntary act and deed.

Before me:

Frank Thomas  
 Notary Public for Oregon

My commission expires: 1-12-87

\* The dollar amount should include cash plus all encumbrances existing against the property to which the  
 property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration  
 consists of or includes other property or value given or promised which is part of the/the whole  
 consideration." (Indicate which)

# WARRANTY DEED (INDIVIDUAL)

Harry G. Phillips

TO

Ronald A. Koss and Charlotte Koss

After Recording Return to:  
 Ronald A. Koss and Charlotte Koss  
 4042 Calle Mara Monte  
 Newbury Park, CA 91320

STATE OF OREGON, )  
 ) ss.  
 County of Klamath )

I certify that the within instrument was received for record  
 on the 25th day of April, 1986  
 at 3:33 o'clock PM. and recorded in book M86  
 on page 7149 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk

Title

By Pam Smith Deputy

Fee: \$10.00