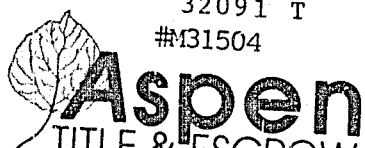


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**WARRANTY DEED (INDIVIDUAL)**

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86324

DONALD J. LEGGET and ELIDA LEGGET, husband and wife  
convey(s) to HELEN PHILIPPI, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:  
Lot 4, Block 5, BELLA VISTA TRACT NO. 1235, in the County of Klamath, State of Oregon.

"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 OF RECORD and APPARENT UPON THE LAND AND DELINQUENT TAXES PLUS ACCRUED INTEREST

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 Equitable Exchange. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 10<sup>th</sup> day of March, 1988.

Donald J. Legget  
Donald J. Legget  
Elida Legget  
Elida Legget

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Donald J. Legget and Elida Legget

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

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-90

Donald J. & Elida Legget
GRANTOR'S NAME AND ADDRESS
Helen Philippi
GRANTEE'S NAME AND ADDRESS
After recording return to:
Helen Philippi
470 677 Cottage St NE
Seaside OR 97138
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Helen Philippi
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 15<sup>th</sup> day of April, 1988, at 4:14 o'clock P.M., and recorded in book/reel/volume No. M88 on page 5884 or as document/fee/file/Instrument/microfilm No. 86324, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Bernetha S. Fitch Deputy

Fee \$10.00