

OK

94228

SPECIAL WARRANTY DEED

Vol. m88 Page

19936



KNOW ALL MEN BY THESE PRESENTS, That

U. S. BANCORP

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

CHARLES K. PHILLIPS AND BRENDA F. PHILLIPS, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land in BUENA VISTA ADDITION, containing portions of Lot 1, Block 4; Lot 9, Block 3, and portions of vacated Crater Street, in the City of Klamath Falls, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 4; thence North 47 degrees 31' 02" East, 207.30 feet to a point; thence South 06 degrees 54' East 120.62 feet to a 1/2" iron pin; thence South 83 degrees 06' 00" West 168.60 feet to the point of beginning.

Tax Account 3809-19CD 6700, Key No. 435782

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,325.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,325.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 22nd day of November, 1988; 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.

U. S. BANCORP

By:

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.

STATE OF OREGON,

} ss.

County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Multnomah ) ss.

November 22, 1988

Personally appeared D. T. Watkins

\_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the Officer \_\_\_\_\_ president and that the latter is the secretary of \_\_\_\_\_

U. S. Bancorp

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:

Kathy D. Childers

Notary Public for Oregon

My commission expires: 10-14-92

(OFFICIAL SEAL)  
If executed by a corporation, affix corporate seal

U. S. Bancorp

P. O. Box 4412, RELS, T-8

Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Charles K. &amp; Brenda F. Phillips

747 Buena Vista St.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles K. &amp; Brenda F. Phillips

See address above

NAME, ADDRESS, ZIP

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

Charles K. &amp; Brenda F. Phillips

See address above

NAME, ADDRESS, ZIP

STATE OF OREGON;

} ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Nov., 1988, at 3:31 o'clock P.M., and recorded in book/reel/volume No. M88 on page 19936 or as fee/file/instrument/microfilm/reception No. 94228, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee \$8.00

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