

94935

WARRANTY DEED

ACCOMO 71900 AC

4-4086 Vol M88 Page 21394

CRATER TITLE INSURANCE CO. P. O. BOX 336, 604 W. MAIN ST., MEDFORD, OREGON
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON

KNOW ALL MEN BY THESE PRESENTS, That CLAYTON R. JOHNSON

for consideration hereinafter stated to the grantor paid by DANIEL F. PHILLIPS AND CHARLES L. PHILLIPS JR. TRUSTEES FOR THE CHARLES L. PHILLIPS, SR. TESTAMENTARY TRUST FOR THE BENEFIT OF DANIEL F. PHILLIPS AND HIS ISSUE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs 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, bounded and described as follows, to-wit:

Lots 6 and 7 and the W1/2SE1/4 of Section 4, Township 39 South, Range 6 East of the Willamette Meridian.

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 FEETITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

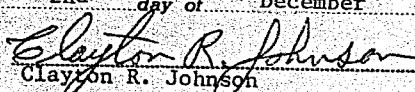
To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances subject to easements, restrictions and reservations of record.

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000.00
 However, the notary consideration consists of or includes other property or value given or promised which ~~is~~ ~~the~~ ~~whole~~ ~~consideration~~ ~~which~~.

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand and seal this 2nd day of December, 1988.


 Clayton R. Johnson (SEAL)

FORM NO. 23 — ACKNOWLEDGMENT
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Jackson

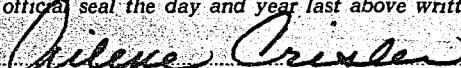
ss.

BE IT REMEMBERED, That on this 2nd day of December, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named:

Clayton R. Johnson

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


 Diane Crisler
 Notary Public for Oregon.

My Commission expires 6-10-90

WARRANTY
DEEDState of Oregon
County of Josephine
Klamath } ss.

I hereby certify that the within instrument of writing was received and filed at 1:52 o'clock P.M. the 15 day of Dec. 1988 and is recorded in Deeds Records for Josephine County, Oregon.
 Evelyn Bienn, County Clerk By Pauline Millerstone Deputy
 Vol. M88/Page 21394 Fee \$8.00

RETURN TO

Mail tax statement to
Grantee at325 Cabbage Lane
Gloucester, Or 97535

JOSEPHINE COUNTY TITLE CO.
CRATER TITLE INSURANCE CO.

P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON
 P. O. BOX 336 - 604 W. MAIN ST. - MEDFORD, OREGON