

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
FLOYD PHELPS and SUSAN B. PHELPS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DAVID K. PRENTICE

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lot 2, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Flamath County Tax Account #3907-025C0-08400.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 78,000.00

[illegible]

In Witness Whereof, the grantor has executed this instrument this 14th day of November, 19 89; 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.

STATE OF OREGON,)
County of Klamath) ss.
November 14, 1989

Personally appeared the above named
FLOYD PHELPS and SUSAN B. PHELPS

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

(OFFICIAL SEAL) Justin C
Notary Public for Oregon
My commission expires:

FLOYD PHELPS
Susan B. Phelps
SUSAN B. PHELPS
STATE OF OREGON, County of _____) ss.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

FLOYD PHELPS and SUSAN B. PHELPS
P.O. Box 719
Keno, OR 97627-0719

DAVID K. PRENTICE
16624 Clover Creek Rd.
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS
Until a change is requested all tax statements shall be sent to the
SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was
received for record on the 14th
day of Nov., 19 89,
at 3:29 o'clock P. M., and recorded
in book M89 on page 22024 or as
file/reel number 7865,
Record of Deeds of said county.

Witness my hand and seal of County
affixed,

Evelyn Biehn, County Clerk
Recording Officer
By Carlene Muschler Deputy

Fee \$8.00