

16257

MTL 23438-1

WARRANTY DEED

16257 MTC 2/4/81 - WARRANT FILE

KNOW ALL MEN BY THESE PRESENTS, That KATRINA KORON, ARTHUR KORON, and RUTH KORON,
not as tenants in common, but with the right of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE R. PHILLIPS and CINDY L. PHILLIPS, husband and wife, hereinafter called 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 5 in Block 5 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account: #5809-029AA-00500.

"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."

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 and that

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.

The purchase price of the above described premises, as stated in terms of dollars, is \$ 58,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,000.00.

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.

WITNESSETH this _____ day of June, 19__90__;

In Witness Whereof, the grantor has executed this instrument this _____ day of June, 1990; 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 CALIFORNIA)
County of Alameda) ss.
June 13th 1990

X KATHLEEN KORON
 X ARTHUR KORON
 X RUTH KORON
 STATE OF OREGON, County of _____) ss.
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Personally appeared the above named KATRINA KORON, ARTHUR KORON, and RUTH KORON each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

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

_____, a corporation,
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.

(OFFICIAL
SEAL)

Before me: Susan E. Harris
(OFFICIAL Notary Public for Oregon California)
SEAL) My commission expires: 12-31-03

Before me:

Notary Public for Oregon
My commission expires:

CATRINA KORON, ARTHUR KORON, and RUTH KORON	
532 Sandstone Dr.	
Fremont, CA 94536	

BRUCE R. PHILLIPS and CINDY L. PHILLIPS
1939 Lowell St.
Klamath Falls, OR 97601

SAME AS GRANTEE

SAME AS GRANTEE

STATE OF OREGON, ss
County of Klamath
I certify that the within instrument was
received for record on the 15th
day of June, 19 90
at 11:15 o'clock A. M., and recorded
in book M90 on page 11726 or a
file/reel number 16287
Record of Deeds of said county.
Witness my hand and seal of Court
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendar Deputy

Fee \$28.00