



Aspen
TITLE & ESCROW, INC.

21677

#01035715 Vol m90 Page **21154**
WARRANTY DEED

AFTER RECORDING RETURN TO:
MR AND MRS DILLON ROSS PHILLIPS
12682 34th St.
Yuma, AZ 85365

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RANDALL L. HARSCH and SUSAN A. HARSCH, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DILLON ROSS PHILLIPS
and PATRICIA ROSE PHILLIPS, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1990-91 taxes, a
lien. 2) Rights of the public in and to any portion of the
herein described premises lying within the boundaries of roads
or highways. 3) Easement recorded April 8, 1926 in Book 69 on
page 440. 4) Easement recorded June 13, 1957 in Book 292 on
page 315.

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
\$35,000.00.

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 10th day of October 1990.

Randall L. Harsch
RANDALL L. HARSCH

Susan A. Harsch
SUSAN A. HARSCH

STATE OF OREGON, County of Klamath)ss.

October 18, 1990

Persons who appeared the above named RANDALL L. HARSCH and SUSAN
A. HARSCH and acknowledged the foregoing instrument to be their
voluntary act and deed.

Barbara D. Allington
Notary Public for Oregon
My Commission Expires March 22, 1993

EXHIBIT "A"

PARCEL 1:

Beginning at a point in Section 36, 656.1 feet North of point 766.1 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West, a distance of 208.7 feet to a point; thence North a distance of 104.35 feet to a point; thence East a distance of 208.7 feet to a point; thence South a distance of 104.35 feet to the point of beginning.

PARCEL 2:

A track of land in the SE 1/4 SE 1/4 Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point 656.1 feet North of a point 766.1 feet West of the corner of Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 104.35 feet to the Southeast corner of property herein conveyed being the true point of beginning; thence West 208.7 feet; thence North 104.35 feet; thence East 208.7 feet; thence South 104.35 feet to the point of beginning.

CODE 21 MAP 3907-3600 TL 2100
 CODE 21 MAP 3907-3600 TL 2200
 CODE 21 MAP 3907-3600 TL 2300

STATE OF OREGON: COUNTY OF KLAMATH 15.

Filed for record at request of Aspen Title Co. the 19th day
 of Oct. A.D. 19 90 at 4:04 o'clock P.M., and duly recorded in Vol. M90
 of on Page 21154

FEE \$33.00

Evelyn Biehn - County Clerk

By Rauline Mulender